



# CITY OF AUSTIN

## CAPER

**Consolidated Annual Performance and  
Evaluation Report**

**FY 2004-2005**



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# **Consolidated Annual Performance and Evaluation Report**

**Fiscal Year 2004-2005**

October 1, 2004 through September 30, 2005



**City of Austin, Texas**

**Director**

Paul Hilgers

**Prepared by:**

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The Mural on the cover can be seen on the corner of  
11<sup>th</sup> Street and Waller near the clock tower.

*Credit to the Mural Artist: John Yancy*

*Master Artisans: Luis G. Alicea and Steven B. Jones*

*Photographed by: Steve Villasenor*

*Photo Artwork: Natasha Ponczek*



**Mayor**  
**Will Wynn**

**Mayor Pro Tem**

Danny Thomas

**Council Members**

Raul Alvarez  
Betty Dunkerley  
Jennifer Kim  
Lee Leffingwell  
Brewster McCracken

**City Manager**

Toby Futrell

**Acting Assistant City Manager**

Chief Michael McDonald

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## SECTION 1 INTRODUCTION



Introduction  
Public Participation  
Priorities for Funding  
Five-Year Goals, Strategies and Accomplishments  
Self Evaluation

## Section 1: INTRODUCTION

### **Vision and Mission**

#### **City of Austin Vision:**

To be the most livable community in the country.

#### **Neighborhood Housing and Community Development (NHCD) Department Mission:**

To provide housing, community development, and small business development services to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

To accomplish this mission, NHCD directly administers a variety of programs to serve the community's housing, community development, and economic development needs and provides grant funding to various agencies and non-profit organizations.

### **National Goals**

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Federal law requires that housing and community development grant funds primarily benefit low- and moderate- income persons in accordance with the following HUD goals:

#### **Provide a suitable living environment**

This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

#### **Provide decent housing**

Included within this broad goal are the following: assist homeless persons in obtaining affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low and moderate-income Americans without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

#### **Expand economic opportunities**

Within this goal are creating jobs accessible to low- and very low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons in federally assisted and public housing to achieve self-sufficiency.

### **Annual HUD Process**

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In order to receive federal funds from the U.S. Department of Housing and Urban Development (HUD), every five years the City of Austin is required by law to prepare a **Consolidated Plan**. The Consolidated Plan combines in one report important information about Austin/Travis County demographics and economic activity as well as detailed information on the housing and job needs of its residents.

This Plan was developed under the guidelines established by the U. S. Department of Housing and Urban Development (HUD) and it serves as the application for the following four formula grant programs:

## Section 1: INTRODUCTION

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Shelter Grants (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

All funding recommendations for, and programs operated with, these funds were judged based on their ability to help the City meet the goals and priorities established in this Plan.

For each succeeding year, the City of Austin is required to prepare a **one-year Action Plan** to notify citizens and HUD of the City's intended actions during that particular fiscal year. This plan includes citizen and stakeholder input and is due to the HUD Field Office in San Antonio, Texas by August 15, annually.

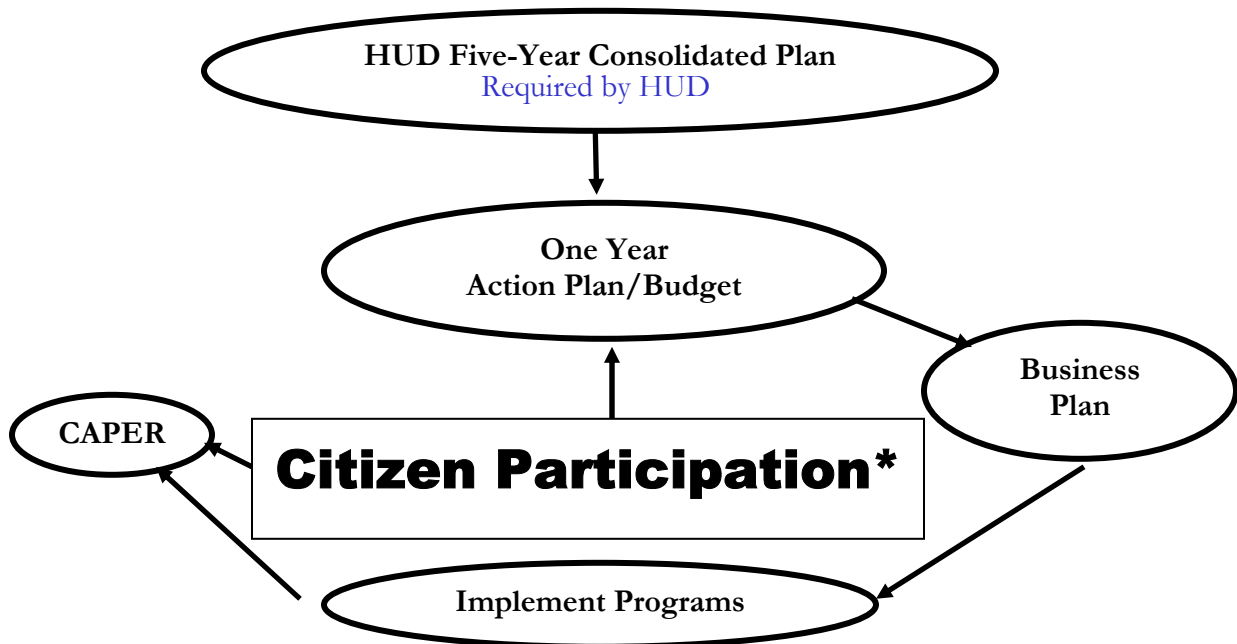
### CAPER Purpose

At the end of each fiscal year, the City must also prepare a **Consolidated Annual Performance and Evaluation Report (CAPER)** to provide information to HUD and citizens about that year's accomplishments. This information allows HUD, City officials, and the public to evaluate the City's performance and determine whether the activities undertaken during the fiscal year helped meet the City's five-year goals and to address priority needs identified in the Consolidated Plan. This annual performance report, prepared with public review and comment, must be submitted to HUD annually by December 31.

### The HUD Allocation Process

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## The HUD Allocation Process





## Section 1: INTRODUCTION

### **Lead Agency**

The Neighborhood Housing and Community Development Department (NHCD) is designated by the City as the single point of contact with the U.S. Department of Housing and Urban Development (HUD), and lead agency for the grant administration of the CDBG, HOME, HOPWA, and ESG programs. The City designates NHCD to be the program administrator for CDBG and HOME programs. The City designates the Austin/Travis County Health and Human Services Department (HHSD) as the program administrator for the HOPWA and ESG programs.

As the single point of contact for HUD, NHCD is responsible for developing the 5-Year Consolidated and Annual Action Plans, and this end of year report, the CAPER. NHCD works with the HHSD, the Community Development Commission (CDC), and the Austin Area Comprehensive HIV Planning Council (HIV Planning Council).

### **Public Participation Process 2005**

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In accordance with regulations of the U.S. Department of Housing and Urban Development, the City of Austin prepared a draft FY 2004-05 Consolidated Annual Performance and Evaluation Report (CAPER) describing the City's accomplishments in housing and community development from October 1, 2004 through September 30, 2005.

This CAPER is organized to reflect the needs, strategies, and objectives described and presented in Austin's Consolidated Plan 2005-09 and the 2004-05 Action Plan. After formal submission to HUD on December 31, 2005, the final CAPER will be made available for public review at the Main Library, City neighborhood centers, the Austin Housing Authority administrative offices, and the City of Austin Neighborhood Housing and Community Development Department office and on the NHCD website <http://www.ci.austin.tx.us/housing/publications.htm>. The required Integrated Disbursement and Information System (IDIS) reports are available upon request from the City of Austin, Neighborhood Housing and Community Development Department at 512-974-3100. Copies of the final CAPER are distributed to members of the Austin City Council and Community Development Commission.

This draft was available to the public for review and written comment from November 29 through December 13, 2005. There were no public comments.

## Section 1: INTRODUCTION

### Priorities for Funding

#### Priorities for funding

HUD defines high priorities as those programs which will be funded in a program year. Medium priorities are those that will only be funded if funding becomes available, and low priorities are those that will not be funded in a program year. The City of Austin has determined that while infrastructure is a need in the community and an eligible expense of CDBG funds, CDBG funds will be used instead for housing and community development. Therefore, infrastructure is a low priority in Austin.

#### Consolidated Plan Priorities FY 2005-09

Priority Name	Priority
Owner-occupied	High
Homebuyer Assistance	High
Rental	High
Assisted	High
Public Housing	N/A
Transitional	High
Emergency/Homeless Shelter	High
Small Business Development	High
Commercial Revitalization	High
Public Services (Neighborhood Revitalization)	High
Public Facilities	Medium
Infrastructure	Low

#### Method for establishing priorities

The citizens of Austin were instrumental in developing the priorities in the Consolidated Plan FY 2005-09, which is a result of almost a year of activity by the City of Austin Neighborhood Housing and Community Development Department (NHCD).

1. City staff drew on authoritative sources to provide a quantitative analysis of housing and community development needs.
2. An independent consultant was hired to evaluate impediments to fair housing choice and assess the needs of special populations.
3. Staff also conducted five public hearings at which more than 115 people testified.
4. Staff held seven consultations meetings with service providers from housing, elderly services, child care, youth services, fair housing, economic development, small

## **Section 1: INTRODUCTION**

### **Priorities for Funding**

businesses, neighborhood revitalization projects, Housing Authorities, and other government agencies.

5. The City collected 1,029 citizen surveys; and received 20 letters from the public during the written comment period on community needs.
6. The Planning staff made several presentations of all the data gathered through the four months of needs assessment activities.
7. Professional program staff used this information to evaluate existing programs, then to project future demand and capacity in priority areas.
8. Upon presentation of the draft Consolidated Plan, additional comment was received at two public hearings and in 39 letters. This comment was considered in the final preparation for the plan and in establishing priorities.

The market study was prepared for the discussion of priorities, and details these general trends. The information received from various forms of citizen participation underscores the changes that have occurred in the market. The priorities identified and recommendations included in the following document balance public desires for current or new programs with existing commitments and funding realities.

Given this input and the current funding reality, the City of Austin will focus its programs on serving fundamental needs of the Austin community during the next five years: housing, through the various stages of the housing continuum; and employment, through small business development, commercial revitalization and public services. Public Facilities has been designated a medium priority, as no new funding is proposed within the next five years, although a large share of new CDBG funding (\$1.2 million, or 13%) is already committed to debt service on two existing public facilities, the Millennium Youth Center and the Austin Resource for the Homeless. NHCD may partner with community members to provide facility space through other funding sources and mechanisms.

## Section 1: INTRODUCTION

### Five-Year Goals, Strategies and Accomplishments

***Federal Requirements:*** All grantees must demonstrate how activities undertaken during the program year address pertinent Strategic Plan objectives and areas of high priority identified in their five-year Consolidated Plan. Narrative information should be provided that describes how activities address these objectives so that overall performance in meeting Consolidated Plan goals can be assessed. For example, CDBG and ESG program activities that serve the homeless or persons with special needs should be referenced to specific objectives and/or goals in the Strategic Plan. This information should be summary information so that HUD and citizens can easily assess annual progress toward meeting longer term goals.

City of Austin Annual Goals and Accomplishments FY 2004-05		
	Goal	Accomplishment
Housing	6,000	10,339
Community Development	30,000	42,232
<b>TOTAL</b>	<b>36,000</b>	<b>44,294</b>

**OVERALL GOAL: Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:**

**Consolidated Plan Housing Goal:** Over 6,000 households will gain and/or retain housing annually using the following strategies

#### CONSOLIDATED PLAN STRATEGIES

**Strategy A. Provide housing services through a continuum from homelessness to homeownership.**

**Accomplishment:** Please refer to the following accomplishments for each step of the housing continuum.

Strategy	Priority for Federal Funds	Type of Families	Accomplishments FY 2004-05		Proposed Accomplishments Annual Goals				Total House holds	Funding Sources
			Pro posed	Actual	2006	2007	2008	2009		
<b>B. Owner Occupied - Provide opportunities for households to retain their homes through rehabilitation and construction.</b>										
Owner-occupied	High	Small Family/ Large Family/ Elderly/ Disabled	940	1050	940	940	940	940	<b>4,810</b>	CDBG, HOME, HTF, HAF, LHCG
<b>C. Homebuyer - Provide opportunities for homebuyers through financing and construction to access S.M.A.R.T. Housing™ produced by non-profits and for-profit housing developers.</b>										
Homebuyer Assistance	High	Small Family/ Large Family	300	220	274	274	274	274	<b>1,316</b>	CDBG, HOME, GF, HTF, HAF, ADDI
<b>D. Rental – Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing™ rental units and rehabilitate existing rental units.</b>										
Rental	High	Small/Large Family/ Elderly/Disabled	283	284	275	275	275	275	<b>1,384</b>	CDBG, HOME, HTF, GF

# Section 1: INTRODUCTION

## Five-Year Goals, Strategies and Accomplishments

Strategy	Priority for Federal Funds	Type of Families	Accomplishments FY 2004-05		Proposed Accomplishments Annual Goals				Total House holds	Funding Sources
F. Assisted – Provide resources to eligible households to access or retain affordable rental units.										
Assisted	High	Homeless; people with HIV/AIDS	749	613	749	749	749	749	3,609	HOME, HTF, HOPWA
Public Housing	N/A	All types of cost-burdened housing	N/A		N/A	N/A	N/A	N/A	N/A	N/A
			Propo sed	Actual	2006	2007	2008	2009		
G. Transitional - Assist eligible households in securing and non-profit organizations in creating limited-term housing and supportive services.										
Transitional	High	There are no programs that are strictly transitional.	N/A		N/A	N/A	N/A	N/A	N/A	N/A
H. Emergency and Homeless Shelters – Assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.										
Emergency Homeless Shelter	High	Homeless, chronic homeless	2,320	6220	2320	2320	2320	2320	15,500	ESG
		Sub-total	4,592	8,387	4,558	4,558	4,558	4,558	26,619	Subtotal:
Other Funded Projects										
S.M.A.R.T. Housing™	N/A		1,500	1725	1,500	1,500	1,500	1500	7,725	
Bonds	N/A		192	227	108	172	172	144	823	
		Sub-total	1,692	1,952	1,608	1,672	1,672	1,644	8,548	Subtotal:
TOTAL ALL HOUSING PROGRAMS			6,284	10,339	6,166	6,230	6,230	6,202	35,167	

### OTHER STRATEGIES

#### I. Facilitate regulatory reform to reduce institutional barriers to housing development.

The S.M.A.R.T. Housing™ program staff worked with City and State legislators to pass legislation to reduce regulatory barriers to housing development.

- November 2004: Passed gentrification code amendments which provides opportunities for S.M.A.R.T. Housing™ to develop affordable housing on sites that would previously have not been developable due to zoning restrictions.
- In December 2004 the City Council passed the affordability components of the Robert Mueller Municipal Airport with Council resolution 041202-59.
- Council adopted transit-oriented development housing goals, ordinance 20050519-008.

## Section 1: INTRODUCTION

### Five-Year Goals, Strategies and Accomplishments

- Visitability ordinance amendment 20050623-134 were adopted in June that promote visitability in small lot subdivisions.
- House Bill 525 created a Homestead Preservation Reinvestment Zone that allows for financing options and regulatory incentives such as density bonuses to achieve housing affordability in parts of East Austin facing gentrification pressures.
- For the first time in Texas, House Bill 2266 explicitly allows density bonuses to promote housing affordability.

#### **J. Neighborhood Projects - Implement housing affordability components of adopted neighborhood plans, master plans and identified priority neighborhoods.**

The following is an update to the Acquisition and Development projects planned in the following neighborhoods outlined in the Action Plan 2004-05:

**Anderson Hill neighborhood:** Pre construction activities began on the Anderson Hill rental program and there were no rental units completed in FY 2004-05. There are a number of single-family homes that have begun construction: 13 single-family homes are under construction; 5 single-family and 10 town homes are in the design phase and should begin construction sometime in 2006. There were three units completed in the Juniper-Olive project.

**Montopolis neighborhood:** An 81-unit subdivision has been platted for development. Construction will begin on the subdivision improvements in December 2005. Home construction will begin in April 2006. The Montopolis Subdivision will be the site of a new single-family subdivision developed to meet the S.M.A.R.T. Housing™ goals of safe, mixed-income, accessible (visitable), reasonably-priced, transit-oriented, green building, and to mitigate gentrification pressures in the area.

**Govalle neighborhood:** Currently an area where senior rental housing serving families at or below 50% Median Family Income (MFI) is being completed on surplus City land created through the S.M.A.R.T. Housing™ Policy, and will be the site of additional homeownership opportunities.

**East Martin Luther King Jr. Boulevard:** The East MLK Planning area will be the site of new homeownership opportunities on surplus City land and private lots deeded to the Austin Housing Finance Corporation.

**Robert Mueller Airport:** The City will provide assistance in the redevelopment of the former Robert Mueller Airport site so that the affordability goals established by the City Council can be achieved.

**St. John's Neighborhood:** The City and NHS will continue their partnership for housing development in the St. Johns neighborhood. The City will continue to assist Community Housing Development Organizations (CHDOs) and other non-profit organizations that implement the housing affordability strategies in the respective neighborhood plans.

**University Overlay:** The University Overlay was approved September 2004, and by September 2005, there were 950 units under construction or under review.

**Holly Good Neighbor Program:** Continued partnership with Austin Energy by assisting over 100 families with housing renovations in the Holly neighborhood. The Materials Rebate program provided grants to eligible non-profit organizations to recover the cost of materials used to repair twenty-four homes owned and occupied by low-income households in the Holly neighborhood.

**Section 1: INTRODUCTION****Five-Year Goals, Strategies and Accomplishments****Community Development Priorities and Accomplishments Fiscal Years 2005-09**

**OVERALL GOAL:** Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:

**Consolidated Plan Community Development Goal:** Over 30,000 households will gain and/or retain housing annually using the following strategies

Type of Community Development	Priorities for Federal Funds	Type of Household Served	Accomplishments FY 2004-05		Proposed Accomplishments and Annual Goals				Total Households	Funding Sources
			Proposed	Actual	2006	2007	2008	2009		
Strategy A. Community Revitalization - Serve low-income households, small businesses, and housing non-profit organizations, and, provide commercial space.										
Community Revitalization	High	Low to moderate income	3269	3,294	3,269	3,269	3,269	3,269	16,370	CDBG
Strategy B. Small Business Development - Serve low-income households and small businesses.										
Small Business Development	High	Small Business Owners	300	371	278	279	261	258	1,447	CDBG
Strategy C. Public Services - Serve low-income households through the following activities:										
Public Services (Neighborhood Revitalization)	High	Low to moderate income	34255	38,567	30,408	30,996	31,596	32,209	163,776	CDBG
Public Facilities was designated as a Medium priority, which using HUD’s definition means that this category will not be funded unless there are funds available, at which time, there will have to be a reprogramming to re-prioritize this category as a high priority. There are projects in this category that will be completed in future fiscal years, however, which were funded from fiscal year 2003-04.										
Public Facilities	Medium		N/A		N/A	N/A	N/A	N/A	N/A	N/A
Infrastructure: The City of Austin will not use any CDBG funds on infrastructure.										
Infrastructure	Low		N/A		N/A	N/A	N/A	N/A	N/A	N/A
			37824	42,232	33,955	34,544	35,126	35,736	181,593	TOTAL HOUSE HOLDS

N/A = Not applicable.

## Section 1: INTRODUCTION

### Five-Year Goals, Strategies and Accomplishments

<b>Other Accomplishments</b>
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1. **Hosted National Conferences and HUD Meeting** - Involved in the planning of three national conferences, attended by professionals from all over the U.S.: National Association of Local Housing Finance Agencies (NALHFA), April 2005; International City/County Manager's Association Symposium (ICMA), April 2005; National Community Development Association (NCDA), May 2005; Hosted HUD Quarterly Director's meeting.
2. **Community Preservation & Revitalization Report (CP&R)** - facilitated public input and drafted report from the CDC to Council; submitted departmental recommendations for implementation to City Manager.
3. **Community Land Trust (CLT)** - Completed research as directed by Council to provide 1) Analysis of the various forms of land trust for affordable housing currently in operation in the United States, including HB 525; 2) Evaluation of the feasibility of the trusts under Texas Law; and 3) Analysis of the financial policies of the City of Austin.
4. **Community Housing Development Organization (CHDO)** – Designed and implemented a CHDO Capacity Building program.
5. **Community-Wide and/or Departmental Leadership Collaborations:**
  - Mayor's Mental Health Task Force
  - African American Quality of Life Survey Committee
  - Homeless Task Force and "Ending Chronic Homelessness in Ten Years (ECHO)
  - Housing Summit
  - Gentrification Summit
  - Mayors Committee on Disabilities Forum
  - East Austin Community Preservation & Revitalization Zone
  - Housing Strategy Team – developed various fact sheets on East Austin Community Preservation & Revitalization Zone; Inclusionary Housing; Ending Chronic Homelessness in 10 Year (ECHO); Mayor's Task Force on Mental Health (MMHTF)
  - Housing Fair & Raise the Roof, in collaboration with local schools and non-profits
  - Re-Entry Roundtable
  - Transit Oriented Development (TOD)
6. **S.M.A.R.T. Housing™ Production** –Increased the number of units certified from the previous fiscal year by 85%; increased the number of completed units by 16%. The team certified that 13,327 proposed new single-family and multi-family housing developments met S.M.A.R.T. Housing™ standards at the pre-plan submittal stage. 683 completed single-family units; 1,042 completed multi-family units; 1,725 total complete units; 13,327 units certified at the pre-plan submittal stage.
7. **LeadSmart Program** – Continued success of the LeadSmart Program; completion of 55 lead-based paint abated units in FY 2004-05.



## Section 1: INTRODUCTION

### Five-Year Goals, Strategies and Accomplishments

8. **Mortgage Credit Certificates (MCCs)** – Distributed more than \$21 million in MCCs; assisted 140 families to become first-time homeowners through this program.
9. **Holly Good Neighbor Program** –Continued partnership with Austin Energy by assisting over 100 families with housing renovations in the Holly neighborhood. The Materials Rebate program provided grants to eligible non-profit organizations to recover the cost of materials used to repair twenty-four homes owned and occupied by low-income households in the Holly neighborhood.
10. **Media and Outreach Contacts** – Achieved a value of over \$100,000 worth of department-initiated media coverage allowing us to provide information on housing services to the community. In addition, almost 800,000 people visited our website for housing information.
11. **Departmental Awards** –
  - Robert L. Woodson, Jr. Award – June 29, 2005, the U.S. Housing and Urban Development Department recognized the City of Austin’s S.M.A.R.T. Housing™ Policy as an exemplary tool to reduce regulatory barriers to affordable housing. The award recognized thirteen governments nationwide.
  - 2005 John A. Sasso National Community Development Week Award – May 19, 2005, Austin is a consecutive winner.
  - International City Manager’s Association (ICMA) Best Practice – April 27-28, 2005, S.M.A.R.T. Housing™ was one of six cities recognized as a “best practice” in affordable housing.
  - “Community Impact Award” – March 9, 2005, for Grove Place by the Austin Business Journal in its annual Commercial Real Estate Awards.
  - 2005 Gold Award Winner – Energy Value Housing Award – February 10, 2005, American YouthWorks’ Casa Verde Builders wins for the Affordable category in the Hot climate region by the National Association of Home Builders Research Center.
  - National Award of Excellence (The Terrance R. Duvernay HOME Program Award) – January 19, 2005 for Lyons Gardens. The award is given on behalf of the National Community Development Association.
  - “Best Affordable Housing Development” – By Multi-Family Executive Magazine for S.M.A.R.T. Housing™ development Rosemont at Oak Valley.
  - National Model – December 2, 1004 – Named S.M.A.R.T. Housing™ a National Model to address accessibility issues by the National Council on Disability, an independent federal agency working with the President and Congress to increase the inclusion, independence, and empowerment of all Americans with disabilities.
12. **Ground Breaking & Ribbon Cutting Ceremonies** –
  - July 2005 – the Boulevard Condominiums Grand Opening. Six units that offer people an opportunity to live where they work and plan – less than five miles from the Capitol and on the Town Lake Hike & Bike Trail at truly affordable prices. The condos range from the mid-\$70,000s to \$140,000s.
  - March 4, 2005 – The Grove Place Apartments Grand Opening. A 184 unit multi-family units that serve five tiers of rents for people at 30, 40, 50 and 60 percent of area median income.

## Section 1: INTRODUCTION

### Five-Year Goals, Strategies and Accomplishments

- December 1, 2004 – Villas on Sixth Ground Breaking Ceremony. A 160 unit mixed-use, multi-family development located in the heart of East Austin at 1900 East Sixth Street.
- November 19, 2004 – The Cornerstone Ribbon Cutting Ceremony. Houses 30 low-income families with special needs due to developmental disabilities, mental illnesses and head injuries. managed by Mary Lee Foundation.
- October 4, 2004 – Pedernales Lofts Grand Opening. A 105 unit mixed-use lofts are homes to musicians, artists, teachers, and others who call East Austin home.
- September 22, 2004 – Lyons Gardens Grand Opening. A 53 unit fully accessible, affordable independent living community that integrates housing and services for seniors at age 62 and older.

### HURRICANE KATRINA UPDATE

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The City of Austin was one of the many cities that offered to shelter evacuees from New Orleans, particularly from New Orleans hospitals and the Convention Center. When they arrived in Austin, these evacuees needed assistance with all of the fundamental necessities, including housing, food, clothing, medical attention, etc. The City of Austin organized a temporary shelter at the Austin Convention Center, and Neighborhood Housing and Community Development Department worked to provide housing opportunities using the FEMA Housing program.

The following are the Neighborhood Housing and Community Development Department's accomplishments for the month of September 2005, in the Fiscal Year 2004-05. However, efforts continue in providing housing opportunities for the families who have moved here permanently. Many have chosen to make Austin their home, and the City of Austin is working to provide more permanent housing opportunities. While there is funding for these efforts separate from CDBG and HOME, the catastrophe of Hurricane Katrina affected every part of the operation of the City of Austin and should be noted in the end of year report FY 2004-05.

### Katrina Activities for September 2005

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**The City of Austin provided housing assistance to thousands of displaced families.** Relief efforts began on September 2, 2005 and initially basic needs were immediately addressed including food, shelter and clothing. The Austin Convention Center was used as a temporary shelter for more than 4,300 people. Since closing the temporary shelter on September 23, immediate, short-term and long-term needs are being met through a number of programs administered throughout the City. NHCD/AHFC is the lead department working on these strategies for the City of Austin.

#### Key Facts:

- More than 1300 NHCD/AHFC staff hours were dedicated to Hurricane relief efforts
- Staff completed intake assessments for 962 households; about 2,500 individuals

## Section 1: INTRODUCTION

### Five-Year Goals, Strategies and Accomplishments

- The City of Austin is providing up to 6 months of rental and utility assistance for families that stayed in the Convention Center
- Our office, working with for-profit and non-profit housing providers placed more than 1205 households in the region
- All persons utilizing the shelter had a housing plan before the shelter closed on September 23 at 3:30 P.M.

#### **NHCD developed operations to continue to assist with Hurricane relief efforts.**

As of September 26, immediate attention to the remaining evacuees began. The Federal Emergency Management Agency (FEMA) opened the Disaster Recovery Center (DRC) at 825 E. Rundberg Lane in North Austin to accommodate those still waiting for aide.

#### **Key facts:**

- The Center was open from 8:00am-6:30pm Monday through Saturday and was expected to remain open for 60-to-90 days
- There was a housing presence at the DRC, managed and placement coordinated by key NHCD permanent staff.
- Temporary staff were hired to work at the DRC during this time, including case managers to assist with identifying special housing needs for families

#### **Short-Term (3-6 months) Needs:**

Plans were solidified for evacuee assistance for up-to six more months.

While efforts continue for those with immediate needs, a strategy was developed to address short-term needs for families evacuated from Katrina. This plan included a compliance component so rental & utility assistance can be measured and distributed to eligible families.

#### **Key facts:**

- The Red Cross issued more than 5,000 housing vouchers for Katrina evacuees; all hand written
- NHCD received authority to hire temporary data entry staff to develop an electronic spreadsheet and cross-reference it with the Housing intake information collected at the Convention Center
- NHCD also received authority to hire temporary contract compliance staff to administer the contracts and pay vouchers to area landlords and property agents.
- Staff will be working to execute all contracts and ensure that families removed from the shelter have subsidized rent for a minimum of 6 months, at the first of each month
- This team will be located at the Street-Jones Building

#### **Long-Term Needs (6-18 months):**

Housing placements will have a significant impact on our community and therefore long-term needs must be identified and assessed.

## **Section 1: INTRODUCTION**

### **Five-Year Goals, Strategies and Accomplishments**

This relief effort has forever changed the face of affordable housing in our community. NHCD has begun to evaluate the long-term needs of these evacuees and the continuing needs of Austin residents.

**Key facts:**

- Many of the evacuees will need ongoing housing support
- Staff will assess the impact of affordability options for these families; including Section 8 vouchers, Public Housing and developing new affordable housing units in the region
- Until further analysis is completed we will not know the extent of what the long-term needs will be

## **Section 1: INTRODUCTION**

### **Self Evaluation**

#### **SELF-EVALUATION for FY 2004-05**

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The City of Austin annually assesses its progress in meeting the goals of the five-year Consolidated Plan through the development of the annual CAPER. The CAPER provides the best opportunity for the City to evaluate the performances of its programs and whether adjustments to current City sponsored programs, activities, measurements or five-year goals are needed.

In FY 2004-05, the impact of the City's housing and community development programs was primarily measured in how the City is annually meeting the CDBG national program objective, otherwise known as benefit to low-moderate income households. Housing units produced, jobs created, child care vouchers provided, etc. are merely indicators of how low-moderate income households were served. As a result, the City is reporting its primary performance measure according to low-moderate households served. Even though the City continues to track sub-measures such as housing units produced, jobs created and retained, etc., the FY 2004-05 CAPER reflects this primary performance measure.

Not counting projects that were carried over from previous project years, all activities funded during the year were identified as "high priority". This is consistent with the City's intent to continue to concentrate limited funding to high priority activities in the Austin community.

The following represents an evaluation of the administrative and programmatic progress made during FY 2004-05 in meeting the five-year consolidated planning goals, as well as identifying issues that may require future modifications to City housing and community development performance goals.

#### **ADMINISTRATIVE PROGRESS**

The ability of the City to efficiently and effectively plan, implement and deliver housing and community development services is based on how well it administratively manages required federal and local processes and procedures. Program accounting, tracking and reporting provides the necessary support documentation on eligibility and financial allowance. The following represents an assessment of the City's management of federal and non federal funding for housing and community development services.

#### **Business Planning/Consolidated Planning/Budget Process Coordination**

The City continues to improve its reporting to HUD, local officials and the public and strives to increase public participation in its planning processes. Key reports for FY 2004-05; the NHCD Business Plan, City of Austin Action Plan, City of Austin Annual Budget, and the annual CAPER -- reflect all funding sources consistent with goals and priorities. This effort allows the Austin community to have complete information about the resources being directed to meeting the needs of low and moderate-income residents.

## **Section 1: INTRODUCTION**

### **Self Evaluation**

#### **Integrated Disbursement and Information System**

Based on continuing efforts in FY 2004-05, the City improved its reporting and tracking information through HUD's Integrated Disbursement and Information System (IDIS). This system provides HUD with detailed information on the City's performance including information regarding homes built, jobs created, and funds spent. However, the IDIS system does not adequately meet or address other locally required reporting tracking functions. As a result, the City continued to use locally developed tracking systems, such as the Access and Oracle databases, to assist the City in interfacing IDIS information for purposes of local financial and business planning purposes. This has increased local reporting accuracy.

#### **Expenditure and Timeliness Ratio Information**

The City of Austin met all obligation and spending requirements for federal grant funds in FY 2004-05. The City continues to expedite draw down of funds from the federal treasury, limiting projects to the amount of funding that could be expended during the fiscal year and utilizing mid-year reprogramming of federal funds to projects in need of immediate funding. The current system assures that federal expenditure and timeliness requirements are adequately met each year.

### **PROGRAMMATIC PROGRESS**

In assessing the City of Austin's performance in FY 2004-05, several prime indicators best illustrate the programmatic effort and accomplishments. The following represent the City's assessment of the prime program performance indicators for FY 2004-05.

#### **AFFORDABLE HOUSING**

Creating and retaining affordable housing opportunities remains a high critical need of Austin's low and moderate-income residents. The City of Austin continues to invest City General Fund dollars to supplement the resources provided by HUD through the City's Housing Trust Fund and S.M.A.R.T.™ Housing Capital Improvement Funds. The Austin Housing Finance Corporation (AHFC) continues as the lead for housing production for the City of Austin and operates affordable housing programs that impact the supply of affordable housing units and assist low-moderate income clients. An annual housing production goal was set of 6,284 low to moderate households to be served. During FY 2004-05, total housing production facilitated by City sponsored programming assisted 10,339 low to moderate-income households using all sources of federal and non-federal funding.

#### **ASSESSMENT**

The housing performance accomplishment of 10,339 households is a 58% increase above the goal for the year. Several factors affected the higher than expected performance accomplishments during the year. Units that were substantially completed, but not occupied at the end of the previous fiscal year, completed occupancy activities and were finally counted during this fiscal year. Because of a change in reporting from

## **Section 1: INTRODUCTION**

### **Self Evaluation**

the night shelter only to day and night shelter, a significantly higher number of households were assisted through the City's homeless shelter called the Austin Resource Center for the Homeless (ARCH). During September, 2005, Hurricane Katrina evacuees were relocating to Austin and were beginning to receive emergency housing services.

It has been noted that many more low- to moderate- income households were provided affordable housing services beyond the unit production during the year. Rental housing projects serving many different low- to moderate- income households with long-term affordability requirements are not reflected. Section 8 and TBRA low- to moderate- income households are not reflected in the annual production numbers as well. If the City were to count these long term assistance performance numbers, the annual housing goal would have even higher than reported.

Rental housing, owner occupied rehabilitation, transitional, assisted and home buyer housing activities represent the largest commitment of funds and resources of any activity by the City. It is consistent with the City's identified highest priority, affordable housing. The City will continue to explore new ways to offset the increased costs of affordable housing development through involvement with private sector lenders, developers, and non profit organizations.

#### **ECONOMIC DEVELOPMENT**

By federal definition, economic development activities are designed to facilitate the creation and retention of jobs for low- to moderate- income persons, thus benefiting the household as well. This is accomplished by providing loans and technical assistance and other services to local small- and minority- owned businesses. The City programs designed to accomplishing this include: the Business Assistance Center, Community Development Bank, the Micro-enterprise Technical Assistance Project, Small/Minority Business Assistance Project, and the Neighborhood Commercial Management Program.

In FY 2004-05, these programs collectively achieved or exceeded annual goals, providing technical assistance to businesses and created/retained jobs serving 371 low and moderate-income households. The performance goal for the year was 300. This represented an increase of 19% above the stated goal for the fiscal year.

#### **ASSESSMENT**

The City exceeded its economic development goal of 300 households by 71 households. The City of Austin continues to be committed to the goal of increasing job opportunities in the community. It is recognized that as the national and local economy stabilizes, job creation opportunities will also increase. Availability to short- and long- term financial assistance programming will help develop and strengthen Austin's minority business community; stimulate the growth of better-paying jobs for minority and low-income residents, and improve the links between these communities and Austin's growing economic engine.

## **Section 1: INTRODUCTION**

### **Self Evaluation**

#### **REVITALIZATION OF THE EAST 11<sup>th</sup>/12<sup>th</sup> STREET CORRIDOR**

In FY 2004-05, the revitalization efforts for the 11<sup>th</sup>/12<sup>th</sup> Street corridor continue to represent a significant financial investment by the City. This multi-year revitalization investment strategy is projected to generate long-term economic and social improvements well beyond the physical changes that will occur in the area. Revitalization efforts along the East 11<sup>th</sup> and 12<sup>th</sup> Street Corridor began in 2000 through the Austin Revitalization Authority. The renovation of one historic structure was completed and two others were in various stages of development.

During FY 2004-05, physical improvements to the area were continued as a result of the on-going redevelopment activities. Plans and specifications are being developed for historical renovations on commercial office space as well as community parking lots. The City implemented a facade restoration program for area businesses to compliment the other continuing revitalization efforts.

#### **ASSESSMENT**

The financial investment made by the City in the 11<sup>th</sup>/12<sup>th</sup> Street corridor has made tangible improvements to the area. The City considers the project in line with projected accomplishments, schedules and timeframes for redevelopment activities and does not currently anticipate any significant changes in its support of the revitalization efforts for this project. Slum and blight activities have been significantly addressed in the area and are slowly being replaced with public and private redevelopment activities. It is anticipated that this trend will continue in the future.

#### **PUBLIC SERVICES**

The City continues to allocate the maximum amount allowed under the CDBG regulations (15% of the total CDBG allocation per year) to fund local social service programs. These programs provide an array of services that further support goals of furthering housing and social services activities for low and moderate-income households. In FY 2004-05, public service funds were provided to support childcare for working families and elderly services. Neighborhood and youth programs, tenant counseling and adult education were funded to improve the lives of adults and children in Austin's priority areas. A total of 38,567 households were served during the fiscal year.

In FY 2004-05, more than 29,413 low to moderate-income households benefited, primarily from the Housing and Information Referral Service (HIRS) program. Childcare services continue to be a critical need of the Austin community. 376 low and moderate-income households were provided subsidized child-care services through City sponsored programs. 7,000 households were served by the Neighborhood Support Program, exceeding the annual 3,500 household goal. Tenant counseling served 784 eligible rental households compared to the 630 households goal. Elderly services were provided to 210 eligible senior households. English as a second language provided



## **Section 1: INTRODUCTION**

### **Self Evaluation**

tutoring services to 600 households. Youth Support Services programming provided services to 184 eligible households.

#### ASSESSMENT

All public services activities met or exceeded proposed performance goals for FY 2004-05. The goal of 34,255 households for Public Services was exceeded by 4,312 households. This represents an 11% increase above the stated goal. The increases in the number of households served in the public services category can be attributed to the City's on-going efforts to increase efficiency and measure cost/benefit performance. The City considers public services programming as one of the most cost efficient activities to provide services to low- to moderate- income households.

However, the City anticipates that the demand for social services in the community will increase. Since current CDBG funding is allocated at the maximum amount allowed, the City will need to continue to critically re-evaluate each program currently receiving funding to ensure that each program is providing the greatest amount of service for the least amount of cost. Increased program efficiency will be stressed during the next fiscal year. Even with the increase in demand and costs, the City sponsored public service activities exceeded expectation for the fiscal year.

#### PUBLIC FACILITIES

No public facility projects were funded from FY 2004-05 funds. However, several public facility projects were carried over using CDBG public facility funding from FY 2003-04. The Southwest Key Development Center project was contracted during FY 2004 -05 to help construct a multi-purpose education and community center. The rehabilitation of a Youth and Family Center was completed in September 2005.

#### ASSESSMENT

The City will continue with the one remaining public facility project during FY 2005-06. However, public facility projects are no longer considered a high priority by the City. During the 5-year Consolidated Planning process, public facilities were identified only as a medium priority. As a result, with funding allocated in FY 2004-05 through FY 2008-09 it is anticipated that the City will limit and restrict CDBG funds to only high priority activities. Although this may not totally exclude consideration of requests for public facility funds, requests will be required to demonstrate a much higher level of need and financial support from other sources than what was required in previous years.

#### NON-FEDERAL HOUSING

The City of Austin's S.M.A.R.T. Housing™ Program has continued to exceed expectations. The City of Austin estimated that 3,000 single-family or multi-family units would be certified for zoning, subdivision, site plan, or building-permit review in FY 2004-05. The City certified 13,327 proposed new housing units as meeting S.M.A.R.T. Housing™ criteria at the pre-submittal stage during FY 2004-05. Of the units certified,

## **Section 1: INTRODUCTION**

### **Self Evaluation**

S.M.A.R.T. Housing™ confirmed 1,725 households served with completed housing units. This represents 225 more households being served than the stated goal of 1,500.

City sponsored single-family and multi-family bond issues resulted in 227 eligible households being served.

#### ASSESSMENT

S.M.A.R.T. Housing™ acts as a local complement to the City's federally assisted affordable housing projects. S.M.A.R.T. Housing™ increased the number of units certified from the previous year. The number of S.M.A.R.T. Housing™ completed units increased by 13% from the fiscal year goal. These are indicators of the demand of S.M.A.R.T. Housing™ benefits and the likelihood that demand will continue to increase during the next few years. The City recognizes that private sector involvement is needed in helping to address the local demand for affordable housing. The S.M.A.R.T. Housing™ program and the use of single-family and multi-family housing bonds will continue to be an incentive for the private sector to help address the demand for more affordable housing.

#### **OVERALL PROGRESS SUMMARY**

The City of Austin believes that its strategy for housing and community development is operating at a satisfactory pace given the availability of resources. Affordable housing continues to be the highest priority for the City. Job creation and neighborhood revitalization will continue to be supported by the City as important economic development activities.

The FY 2004-05 performance goal stated for all programs in the current 5 year consolidated plan was to serve 44,108 eligible households. Overall performance is measured by program category against this production goal. For FY 2004 - 05, the City reports serving a total of 52,571 eligible households through all programming activities. Overall, the City provided or facilitated program assistance to 8,463 households (16%) above the stated goal for the fiscal year.

The City used number of households served as the primary measurement for the City sponsored affordable housing and community development activities. As a result, the City believes the 10,339 income eligible households served in City sponsored housing programs is a significant increase over the 6,284 households annual goal. The 42,232 eligible households were served through economic and community development activities during FY 2004-05 was a 10% increase above the 37,824 households goal. The impact of the services provided to the community appear to be significant.

However, it is anticipated that the City will continue to encounter significant financial constraints in the allocation of available federal funding during the next few years. Projected reduction in previously available federal funding of up to 9% may become a

## **Section 1: INTRODUCTION**

### **Self Evaluation**

reality for FY 2006-07. Required debt service payments for Section 108 loans will reduce fund availability. Anticipated increases in labor and material costs will effect potential housing unit production. Increased housing values may price out many low to moderate income home buyers and home owners.

Of critical importance to the City's affordable housing efforts is land availability. The City will be required to allocate sufficient funds in acquiring property and making it ready for housing development if it is to increase affordable housing opportunities to low- to moderate- income households. Locally funded initiatives like the Housing Trust Fund and S.M.A.R.T. Housing™ will continue to compliment the City's efforts in affordable housing production. Leveraging of non-federal funding sources for proposed projects will be given higher weight by the City in considering future requests for funding.

The City will continue to work to improve its programs and partnerships in order to help meet the needs of Austin's low- to moderate- income residents. The City continues to seek out new and existing fund sources that will help complement the City's affordable housing strategy. The City is currently working to develop alternative strategies and programming to mitigate the realities being encountered in the housing market place. The City will annually re-evaluate its activities and programs in order to improve efficiency and effectiveness in addressing its stated 5-year priorities.

#### **HURRICANE RELIEF**

In the aftermath of Hurricane Katrina, the City of Austin anticipates a substantial effect on the availability of local and federal resources to assist Katrina evacuees during FY 2005 - 06. It is anticipated that after all emergency assistance has been provided to the eligible evacuees, a serious long term housing problem will face the evacuees and the City. Without further resources provided by the federal government, many evacuees may not be able to adequately house themselves. The FY 2005-06 CAPER will provide more detail on the effects of the Hurricane Relief effort in Austin.



## SECTION 2 FINANCIAL AND FEDERAL REPORTS



Funding Expenditures and Sources

Financial Reports

Federal Reports

## **Section 2**

### Financial Reports

## Section 2: Financial and Federal Reports

### Funding Sources

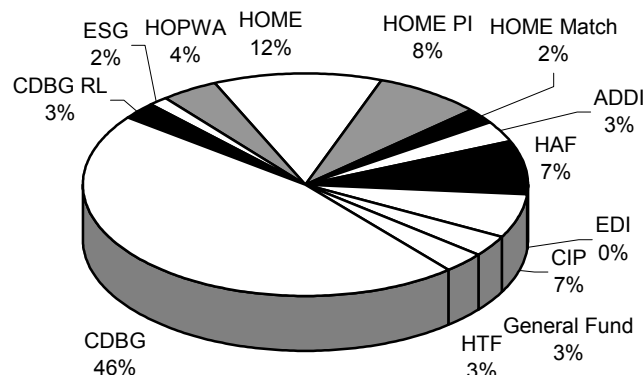
#### Neighborhood Housing and Community Development Office Funding Sources

In fiscal year 2004-05, the City received and expended \$15 million from HUD through four formula grants. Funds are provided through four entitlement grants with amounts determined by statutory formulas: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Shelter Grant Program (ESG); and Housing Opportunities for People with AIDS (HOPWA). In addition, the City had previously secured approximately \$13 million in Section 108 loans that carried into fiscal year 2004-05. The City received the following resources in fiscal year 2004-05:

#### Federal Funding and Expenditures FY 2004-05

Federal Funds	Funding Level	Expended
Community Development Block Grant (CDBG) (PL 93-383)	\$ 8,967,000	\$10,374,926
CDBG Revolving Fund	\$ 837,683	\$574,527
HOME Investment Partnership Program (HOME) (PL 102-625)	\$ 4,679,983	\$2,768,716
HOME Program Income	\$ 2,146,075	\$1,733,071
HOME Match	\$ 1,106,202	\$504,162
American Dream Down payment Initiative (ADDI)	\$ 661,000	\$661,000
Emergency Shelter Grant Program (ESG) (PL 102-550)	\$ 335,653	\$339,426
Housing Opportunities for Persons with AIDS Program (HOPWA) (PL 102-550)	\$ 988,000	\$917,819
Housing Assistance Fund -AHFC Income (HAF)	\$ 1,019,953	\$1,664,696
Economic Development Initiative (EDI)	\$ 198,820	\$56,216
Section 108	\$ 5,098,880	\$1,338,474
Lead Hazard Control Grant	\$ 867,548	\$650,200
<b>City of Austin General Fund</b>	<b>Funding Level</b>	
Operating General Funds	\$ 1,129,703	\$633,179
Housing Trust Fund (HTF)	\$ 943,479	\$710,611
Housing Capital Improvement Program (CIP)	\$ 1,939,051	\$1,481,114
<b>TOTAL</b>	<b>\$30,919,030</b>	<b>\$24,408,137</b>

#### FY 2004-05 Actual Uses of Funds (Total Funding = \$ 24.4 Million)



## Section 2: Financial and Federal Reports

### Funding Sources

#### **Community Development Block Grant**

The Community Development Block Grant (CDBG) Program is authorized under Title I of the Housing and Community Development Act of 1974 as amended. The primary objective of CDBG is the development of viable communities by

- (a) providing decent housing,
- (b) a suitable living environment,
- (c) and expanding economic opportunities.

To achieve these goals, any activity funded with CDBG must meet one of three national objectives:

- Benefit to low- and moderate- income persons
- Aid in the prevention of slums or blights
- Meet a need having a particular urgent need (referred to as urgent need)

#### **HOME Investment Partnerships Program**

The HOME Program was created by the National Affordable Housing Act of 1990 (NAHA), and has been amended several times by subsequent legislation.

There are three objectives of the HOME Program:

- (a) Expand the supply of decent, safe, sanitary and affordable housing to very low and low income individuals;
- (b) To mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary and affordable housing to very low and low income individuals; and
- (c) Leverage private sector participation and expand the capacity of nonprofit housing provider.

#### **American Dream Down-payment Initiative**

The American Dream Down payment Initiative (ADDI) was signed into law by President Bush on December 16, 2003 under the American Dream Down payment Act (Public Law 108-186) (ADDI statute). Funds made available under the ADDI statute will be allocated to eligible HOME program participating jurisdictions (PJ) to assist low-income families become first-time homebuyers.

#### **Emergency Shelter Grants**

Emergency Shelter Grant (ESG) awards grants for the rehabilitation or conversion of buildings into homeless shelters. It also funds certain related social services, operating expenses, homeless prevention activities, and administrative costs. Austin uses ESG for shelter operating expenses, essential services (supportive services concerned with employment, health, drug abuse, and education), or homelessness prevention activities. ESG supplements state, local, and private efforts to improve the quality and number of emergency homeless shelters. By funding emergency shelter and related social services, ESG provides a foundation for homeless people to begin moving to independent living.

## Section 2: Financial and Federal Reports

### Funding Sources

#### **Housing Opportunities for People with HIV/AIDS**

The HOPWA Program was established by HUD to address the specific needs of persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states, and nonprofit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families.

HOPWA funding provides housing assistance and related supportive services as part of HUD's Consolidated Planning initiative that works in partnership with communities and neighborhoods in managing federal funds appropriated to HIV/AIDS programs. HOPWA grantees are encouraged to develop community-wide strategies and form partnerships with area nonprofit organizations.

#### **Housing Assistance Fund**

The Austin Housing Finance Corporation issued \$10,000,000 in Residual Value Revenue Bonds in 1988 from its 1980 Single Family Bond Issue. The purpose of the issue was to create an income stream that can be used for providing housing assistance to persons and families of low and moderate income. Seven million, five hundred thousand dollars (\$7,500,000) in bond proceeds was deposited into the Housing Assistance Fund. Earnings from this fund are used by AHFC to assist the city in its affordable housing initiatives.

#### **Economic Development Initiative**

Economic Development Initiative (EDI) funds will be used to promote the S.M.A.R.T. Housing™ Policy Initiative across the country.

#### **Operating Funds**

Operating funds are from the City of Austin and are used to carry out the operation/mission of City departments.

#### **Housing Trust Fund**

The City of Austin provides \$1,000,000 for the housing trust fund, a key component of the City's social-equity initiative funded through the City's General Fund, instituted in 1999. Previously, all funds for housing were provided by the marketplace, tax-free bonds, federal grant funds, or tax credits and other incentives.

#### **Housing CIP Funds**

Housing Capital Improvement Funds (CIP) are City of Austin funds used to construct affordable housing.

#### **Section 108**

Section 108 is a loan guarantee provision of the Community Development Block Grant program that HUD offers to local governments. It allows them to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects that can renew entire neighborhoods.

#### **Lead Hazard Control Grant**

The U.S. Department of Housing and Urban Development (HUD) under the Healthy Homes and Lead Hazard Control Program awards funds to local governments to develop lead-based paint awareness and inspection program for homes built prior to 1978.

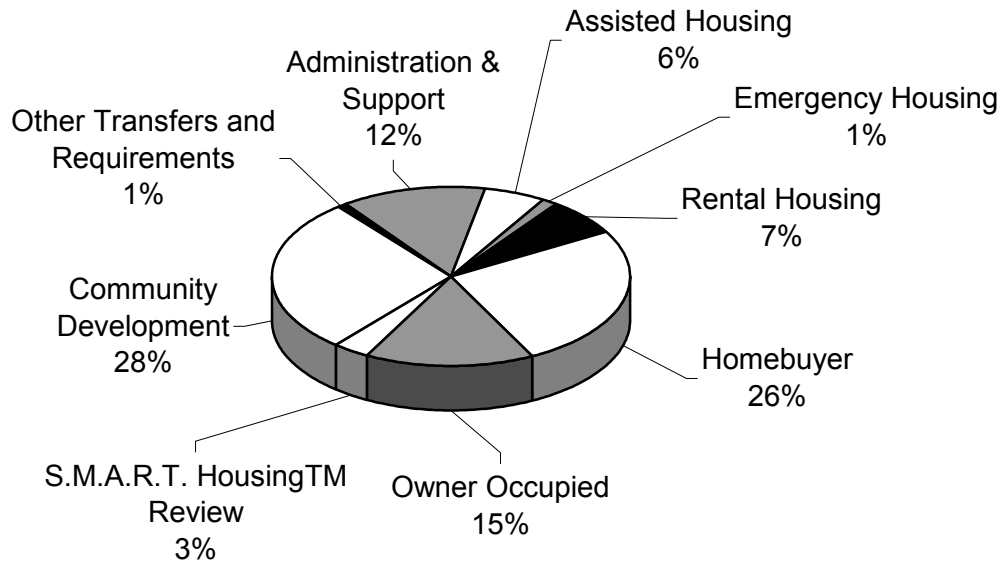


## Section 2: Financial and Federal Reports

### Funding Sources

**FY 2004-05 Expenditures by Program Area: TOTAL EXPENDITURES: \$24, 408,137**

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Program Area	
Community Development	\$6,832,862.00
Other Transfers and Requirements	\$246,000.00
Administration and Support	\$3,133,014.00
Assisted Housing	\$1,392,381.00
Emergency Housing	\$317,997.00
Rental Housing	\$1,638,553.00
Homebuyer	\$6,295,856.00
Owner Occupied	\$3,771,299.00
S.M.A.R.T. Housing™ Review	\$780,175.00
<b>TOTAL</b>	<b>\$24,408,137.00</b>

## Section 2: Financial and Federal Reports

### Total Budget and Accomplishments

		FY 03-04 Actual CarryForward	Funding FY04-05 *	Total Amount Available FY04-05	Expenditures FY04-05	Encum brance	Estimated Carry Forward	Proposed Accompl ishments House holds	Actual Accomplish ments House holds
<b>Homeless/Emergency Shelter:</b>									
Shelter Operation and Maintenance.....	ESG		218,903	218,903	181,292	65,486	(27,875)	1,200	5,953
Homeless Essential Services.....	ESG	18,444	100,000	118,444	109,328	-	9,116	1,120	267
Transitional Housing (Homeless)	ESG	27,377		27,377	27,377	-	-		
<b>Subtotal, Homeless/Emergency Shelter.....</b>		<b>45,821</b>	<b>318,903</b>	<b>364,724</b>	<b>317,997</b>	<b>65,486</b>	<b>(18,759)</b>	<b>2,320</b>	<b>6,220</b>
<b>Assisted Housing</b>									
Tenant-based rental assistance.....	HOME	128,589	431,925	560,514	375,263	185,251	-	82	97
Administration	PI (HOME)		58,335	58,335	58,335	-	-		
	726,398 HTF	2,361	175,000	177,361	75,829	101,532	-		
Transitional Housing.....	HOME	107,549		107,549	-	-	107,549		
<b>Subtotal, TBRA.....</b>		<b>238,499</b>	<b>665,260</b>	<b>903,759</b>	<b>509,427</b>	<b>286,783</b>	<b>107,549</b>	<b>82</b>	<b>97</b>
Housing for People with HIV/AIDS:									
Rent, Mortgage, and Utility Assistance.....	HOPWA		683,105	683,105	652,437	30,668	-	632	469
Residential Support Services.....	HOPWA	24,655	275,255	299,910	230,517	69,393	-	35	47
<b>Subtotal, HIV/AIDS Housing.....</b>		<b>24,655</b>	<b>958,360</b>	<b>983,015</b>	<b>882,954</b>	<b>100,061</b>	<b>-</b>	<b>667</b>	<b>516</b>
<b>Subtotal, Assisted Housing.....</b>		<b>263,154</b>	<b>1,623,620</b>	<b>1,886,774</b>	<b>1,392,381</b>	<b>386,844</b>	<b>107,549</b>	<b>749</b>	<b>613</b>
<b>Rental Housing:</b>									
Rental Hsg. Development Assistance.....	HOME	606,488	550,000	1,156,488	77,686	1,070,736	8,066	133	84
	PI (HOME)		17,550	17,550	-	-	17,550		
	3,156,621 HOME (CHD)	298,532	502,000	800,532	192,227	608,305	-		59
	1,846,876 HAF-Sales P	100,000		100,000	97,310	-	2,690		
	CDBG	855,753	326,298	1,182,051	334,830	847,221	-		
	HTF	803,397	943,479	1,746,876	546,671	1,200,205	-		
<b>Subtotal, Rental Housing Dev. Assist.....</b>		<b>2,664,170</b>	<b>2,339,327</b>	<b>5,003,497</b>	<b>1,248,724</b>	<b>3,726,467</b>	<b>28,306</b>	<b>133</b>	<b>143</b>
Architectural Barrier Program	CDBG	312,724	168,000	480,724	358,753	102,109	19,862	150	141
Voluntary Compliance Agreement	GF-CIP		44,000	44,000	31,076	12,924	-		
<b>Subtotal, Rental Housing.....</b>		<b>2,976,894</b>	<b>2,551,327</b>	<b>5,528,221</b>	<b>1,638,553</b>	<b>3,841,500</b>	<b>48,168</b>	<b>283</b>	<b>284</b>
<b>Homebuyer</b>									
Down Payment Assistance.....	HOME	1,136,306	201,966	1,338,272	350,627	937,373	50,272	182	180
	PI (HOME)	93,405	426,606	520,011	351,199	-	168,812		
	ADDI		661,000	661,000	661,000	-	-		
<b>Subtotal, Homebuyer Lending Assistance....</b>		<b>1,229,711</b>	<b>1,289,572</b>	<b>2,519,283</b>	<b>1,362,826</b>	<b>937,373</b>	<b>219,084</b>	<b>182</b>	<b>180</b>
Acquisition & Development.....	CDBG	1,012,118	566,645	1,578,763	547,479	980,949	50,335	92	
	CDBG-Rev. Loan		23,609	23,609	23,609	-	-		
	HOME	508,952	50,000	558,952	6,431	552,521	-		
	HOME (CHD)	1,061,705	200,000	1,261,705	632,509	606,770	22,426		
	PI (HOME)		955,704	955,704	942,204	-	13,500		
	HOME Match	1,009,585	96,617	1,106,202	504,162	429,415	172,625		19
	GF-CIP	414,487	879,051	1,293,538	734,061	559,477	-		
	HAF-Sales P	871,370	280,000	1,151,370	841,821	-	309,549		
	HTF	100,000	-	100,000	74,608	25,392	-		4
<b>Subtotal, Acq. &amp; Development (owner).....</b>		<b>4,978,217</b>	<b>3,051,626</b>	<b>8,029,843</b>	<b>4,306,884</b>	<b>3,154,524</b>	<b>568,435</b>	<b>92</b>	<b>23</b>
CHDO Capacity Building.....	HOME		125,000	125,000	107,012	17,988	-	20	15
Anderson Hill Redevelopment/ Juniper Olive.....									
	Juniper Olive Street	PI (HOME)	2,219,545	23,908	2,243,453	381,333	1,852,567	9,553	6
	Homeownership	PI (CDBG)	324,588	72,511	397,099	137,801	230,378	28,920	2
<b>Subtotal, Anderson Hill Redevelopment .....</b>		<b>2,544,133</b>	<b>96,419</b>	<b>2,640,552</b>	<b>519,134</b>	<b>2,082,945</b>	<b>38,473</b>	<b>6</b>	<b>2</b>
<b>Subtotal, Homebuyer Development.....</b>		<b>7,522,350</b>	<b>3,273,045</b>	<b>10,795,395</b>	<b>4,933,030</b>	<b>5,255,457</b>	<b>606,908</b>	<b>118</b>	<b>40</b>
<b>Subtotal, Homebuyer.....</b>		<b>8,752,061</b>	<b>4,562,617</b>	<b>13,314,678</b>	<b>6,295,856</b>	<b>6,192,830</b>	<b>825,992</b>	<b>300</b>	<b>220</b>
<b>Owner-Occupied Housing:</b>									
Architectural Barrier Program .....	CDBG	1,273,588	926,495	2,200,083	1,124,866	176,715	898,502	350	348
Emergency Repair Program.....	CDBG	191,505	1,000,000	1,191,505	1,163,210	28,295	-	475	616
Homeowner Rehabilitation Loan Program .....	CDBG	442,058		442,058	24,712	177,177	240,169		
	CDBG-Rev. Loan		264,774	264,774	264,774	-	-	28	7
	HAF-Sales P	50,000		50,000	1,750	-	48,250	**	
	PI (HOME)		69,450	69,450	-	-	69,450		
	HOME	1,014,820	2,151,159	3,165,979	521,669	2,475,635	168,675		
<b>Subtotal, Homeowner Moderate Rehab.....</b>		<b>1,506,878</b>	<b>2,485,383</b>	<b>3,992,261</b>	<b>812,905</b>	<b>2,652,812</b>	<b>526,544</b>	<b>28</b>	<b>7</b>
Materials Grants Program.....	HTF	62,111	25,000	87,111	13,503	73,608	-	25	24
	HAF-Sales Proceed		22,253	22,253	6,615	-	15,638		
<b>Subtotal, Materials Grants Program.....</b>		<b>62,111</b>	<b>47,253</b>	<b>109,364</b>	<b>20,118</b>	<b>73,608</b>	<b>15,638</b>	<b>25</b>	<b>24</b>
Housing Rehabilitation Challenge Fund.....	HTF	300,000		300,000	-	300,000	-		
Lead Hazard Control									
Lead Based Paint Program (Owner/Rental).. LHCG		867,548		867,548	650,200	217,348	-	62	55
<b>Subtotal, Lead Hazard Control Grant.....</b>		<b>867,548</b>	<b>0</b>	<b>867,548</b>	<b>650,200</b>	<b>217,348</b>	<b>-</b>	<b>62</b>	<b>55</b>
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>4,201,630</b>	<b>4,459,131</b>	<b>8,660,761</b>	<b>3,771,299</b>	<b>3,448,778</b>	<b>1,440,684</b>	<b>940</b>	<b>1,050</b>
<b>Subtotal, Homeless/Emergency Shelter.....</b>		<b>45,821</b>	<b>318,903</b>	<b>364,724</b>	<b>317,997</b>	<b>65,486</b>	<b>(18,759)</b>	<b>2,320</b>	<b>6,220</b>
<b>Subtotal, Assisted Housing.....</b>		<b>263,154</b>	<b>1,623,620</b>	<b>1,886,774</b>	<b>1,392,381</b>	<b>386,844</b>	<b>107,549</b>	<b>749</b>	<b>613</b>
<b>Subtotal, Rental Housing.....</b>		<b>2,976,894</b>	<b>2,551,327</b>	<b>5,528,221</b>	<b>1,638,553</b>	<b>3,841,500</b>	<b>48,168</b>	<b>283</b>	<b>284</b>
<b>Subtotal, Homebuyer.....</b>		<b>8,752,061</b>	<b>4,562,617</b>	<b>13,314,678</b>	<b>6,295,856</b>	<b>6,192,830</b>	<b>825,992</b>	<b>300</b>	<b>220</b>
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>4,201,630</b>	<b>4,459,131</b>	<b>8,660,761</b>	<b>3,771,299</b>	<b>3,448,778</b>	<b>1,440,684</b>	<b>940</b>	<b>1,050</b>
<b>Subtotal, Homeless/Emergency Shelter.....</b>		<b>45,821</b>	<b>318,903</b>	<b>364,724</b>	<b>317,997</b>	<b>65,486</b>	<b>(18,759)</b>	<b>2,320</b>	<b>6,220</b>
<b>Subtotal, Assisted Housing.....</b>		<b>263,154</b>	<b>1,623,620</b>	<b>1,886,774</b>	<b>1,392,381</b>	<b>386,844</b>	<b>107,549</b>	<b>749</b>	<b>613</b>
<b>Subtotal, Rental Housing.....</b>		<b>2,976,894</b>	<b>2,551,327</b>	<b>5,528,221</b>	<b>1,638,553</b>	<b>3,841,500</b>	<b>48,168</b>	<b>283</b>	<b>284</b>
<b>Subtotal, Homebuyer.....</b>		<b>8,752,061</b>	<b>4,562,617</b>	<b>13,314,678</b>	<b>6,295,856</b>	<b>6,192,830</b>	<b>825,992</b>	<b>300</b>	<b>220</b>
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>4,201,630</b>	<b>4,459,131</b>	<b>8,660,761</b>	<b>3,771,299</b>	<b>3,448,778</b>	<b>1,440,684</b>	<b>940</b>	<b>1,050</b>
<b>Subtotal, Homeless/Emergency Shelter.....</b>		<b>45,821</b>	<b>318,903</b>	<b>364,724</b>	<b>317,997</b>	<b>65,486</b>	<b>(18,759)</b>	<b>2,320</b>	<b>6,220</b>
<b>Subtotal, Assisted Housing.....</b>		<b>263,154</b>	<b>1,623,620</b>	<b>1,886,774</b>	<b>1,392,381</b>	<b>386,844</b>	<b>107,549</b>	<b>749</b>	<b>613</b>
<b>Subtotal, Rental Housing.....</b>		<b>2,976,894</b>	<b>2,551,327</b>	<b>5,528,221</b>	<b>1,638,553</b>	<b>3,841,500</b>	<b>48,168</b>	<b>283</b>	<b>284</b>
<b>Subtotal, Homebuyer.....</b>		<b>8,752,061</b>	<b>4,562,617</b>	<b>13,314,678</b>	<b>6,295,856</b>	<b>6,192,830</b>	<b>825,992</b>	<b>300</b>	<b>220</b>
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>4,201,630</b>	<b>4,459,131</b>	<b>8,660,761</b>	<b>3,771,299</b>	<b>3,448,778</b>	<b>1,440,684</b>	<b>940</b>	<b>1,050</b>
<b>Subtotal, Homeless/Emergency Shelter.....</b>		<b>45,821</b>	<b>318,903</b>	<b>364,724</b>	<b>317,997</b>	<b>65,486</b>	<b>(18,759)</b>	<b>2,320</b>	<b>6,220</b>
<b>Subtotal, Assisted Housing.....</b>		<b>263,154</b>	<b>1,623,620</b>	<b>1,886,774</b>	<b>1,392,381</b>	<b>386,844</b>	<b>107,549</b>	<b>749</b>	<b>613</b>
<b>Subtotal, Rental Housing.....</b>		<b>2,976,894</b>	<b>2,551,327</b>	<b>5,528,221</b>	<b>1,638,553</b>	<b>3,841,500</b>	<b>48,168</b>	<b>283</b>	<b>284</b>
<b>Subtotal, Homebuyer.....</b>		<b>8,752,061</b>	<b>4,562,617</b>	<b>13,314,678</b>	<b>6,295,856</b>	<b>6,192,830</b>	<b>825,992</b>	<b>300</b>	<b>220</b>
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>4,201,630</b>	<b>4,459,131</b>	<b>8,660,761</b>	<b>3,771,299</b>	<b>3,448,778</b>	<b>1,440,684</b>	<b>940</b>	<b>1,050</b>
<b>Subtotal, Homeless/Emergency Shelter.....</b>		<b>45,821</b>	<b>318,903</b>	<b>364,724</b>	<b>317,997</b>	<b>65,486</b>	<b>(18,759)</b>	<b>2,320</b>	<b>6,220</b>
<b>Subtotal, Assisted Housing.....</b>		<b>263,154</b>	<b>1,623,620</b>	<b>1,886,774</b>	<b>1,392,381</b>	<b>386,844</b>	<b>107,549</b>	<b>749</b>	<b>613</b>
<b>Subtotal, Rental Housing.....</b>		<b>2,976,894</b>	<b>2,551,327</b>	<b>5,528,221</b>	<b>1,638,553</b>	<b>3,841,500</b>	<b>48,168</b>	<b>283</b>	<b>284</b>
<b>Subtotal, Homebuyer.....</b>		<b>8,752,061</b>	<b>4,562,617</b>	<b>13,314,678</b>	<b>6,295,856</b>	<b>6,192,830</b>	<b>825,992</b>	<b>300</b>	<b>220</b>
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>4,201,630</b>	<b>4,459,131</b>	<b>8,660,761</b>	<b>3,771,299</b>	<b>3,448,778</b>	<b>1,440,684</b>	<b>940</b>	<b>1,050</b>

## Section 2: Financial and Federal Reports

### Total Budget and Accomplishments

	Funding Source	FY 03-04 Actual CarryForward	Funding FY04-05 *	Total Amount Available FY04-05	Expenditures FY04-05	Encumbrance	Estimated Carry Forward	Proposed Accomplishments	Actual Accomplishments
								House holds	House holds
<b><u>Small Business Development</u></b>									
Business Assistance Center.....	CDBG	386,696		386,696	221,205	-	165,491	12	8
Community Development Bank.....	CDBG	44,237	109,257	153,494	145,490	1,970	6,034	50	80
Microenterprise Technical Assistance.....	CDBG	79,823	160,000	239,823	152,213	27,405	60,205	200	258
Neighborhood Commercial Mgmt.....	CDBG	492,755		492,755	-	473,608	19,147	30	3
	Section 108	2,000,000		2,000,000	335,000	-	1,665,000		
	PI (CDBG)	181,267	71,033	252,300	101,908	150,392	-		
Small Minority Business Assistance.....	CDBG	192,520	200,822	393,342	195,105	123,619	74,618	8	22
<b>Subtotal, Small Business Development.....</b>		<b>3,377,298</b>	<b>541,112</b>	<b>3,918,410</b>	<b>1,150,921</b>	<b>776,994</b>	<b>1,990,495</b>	<b>300</b>	<b>371</b>
<b><u>Commercial Revitalization</u></b>									
East 11/12th Streets Revitalization.....	CDBG	1,122,443	772,725	1,895,168	428,526	1,009,132	457,510	3,269	3,269
Administration.....	CDBG	27,500	137,500	165,000	92,884	17,116	55,000		10
	Section 108	2,141,485		2,141,485	1,003,474	276,308	861,703		15
	EDI	89,415		89,415	15,000		74,415		
East 11/12th Streets Revital., Debt Service.....	CDBG	49,247	736,794	786,041	736,793	-	49,248		
<b>Subtotal, Commercial Revitalization.....</b>		<b>3,430,090</b>	<b>1,647,019</b>	<b>5,077,109</b>	<b>2,276,677</b>	<b>1,302,556</b>	<b>1,497,876</b>	<b>3,269</b>	<b>3,294</b>
<b><u>Neighborhood Revitalization (Public Services)</u></b>									
Child Care Services.....	CDBG	141,476	694,200	835,676	735,518	66,476	33,682	324	376
English as a Second Language.....	CDBG		50,000	50,000	50,000	-	-	600	600
Tenants' Rights Assistance.....	CDBG	75,074	227,607	302,681	274,938	27,743	-	630	784
Housing Information and Referral.....	CDBG	69,837	79,139	148,976	79,265	5,415	64,296	28,844	29,413
Neighborhood Support Services.....	CDBG	146,560	10,026	156,586	18,014	138,572	-	3,500	7,000
Senior Services.....	CDBG	-	122,600	122,600	112,600	10,000	-	187	210
Youth Support Services.....	CDBG	293,468	166,156	459,624	361,138	23,560	74,926	170	184
<b>Subtotal, Public Services.....</b>		<b>726,415</b>	<b>1,349,728</b>	<b>2,076,143</b>	<b>1,631,473</b>	<b>271,766</b>	<b>172,904</b>	<b>34,255</b>	<b>38,567</b>
<b><u>Public Facilities</u></b>									
Homeless Shelter, Debt Service.....	CDBG	62,455	444,585	507,040	430,612	-	76,428		
	PI (CDBG)		13,973	13,973	13,973	-	-		
Millennium Youth Center, Debt Service.....	CDBG	1	741,227	741,228	741,226	-	2		
Public Facilities.....	CDBG	1,044,758		1,044,758	587,980	456,778	-		
	Section 108	957,395		957,395	-	-	957,395		
<b>Subtotal, Public Facilities.....</b>		<b>2,064,609</b>	<b>1,199,785</b>	<b>3,264,394</b>	<b>1,773,791</b>	<b>456,778</b>	<b>1,033,825</b>	<b>-</b>	<b>-</b>
		<b>9,598,412</b>	<b>4,737,644</b>	<b>14,336,056</b>	<b>6,832,862</b>	<b>2,808,094</b>	<b>4,695,100</b>	<b>37,824</b>	<b>42,232</b>
	CDBG	287,122	1,359,386	1,646,508	1,490,031	156,477	-		
	HOME	15,092	490,200	505,292	505,292	-	-		
	ESG	4,680	16,750	21,430	21,430	-	-		
	HOPWA	5,225	29,640	34,865	34,865	-	-		
	HAF		717,700	717,700	717,199	-	501		
	GF		1,125,089	1,125,089	364,197	-	760,892		
		<b>312,119</b>	<b>3,738,765</b>	<b>4,050,884</b>	<b>3,133,014</b>	<b>156,477</b>	<b>761,393</b>	<b>-</b>	<b>-</b>
S.M.A.R.T. Housing Review Team.....	GF-CIP	429,668	456,000	885,668	469,977	-	415,691	1,500	1,725
S.M.A.R.T. Housing.....	GF		268,982	268,982	268,982	-	-		
S.M.A.R.T. Housing Initiative.....	EDI	23,353	198,820	222,173	41,216	180,957	-		
Austin Energy Repayment.....	GF-CIP		560,000	560,000	246,000	-	314,000		
		<b>453,021</b>	<b>1,483,802</b>	<b>1,936,823</b>	<b>1,026,175</b>	<b>180,957</b>	<b>729,691</b>	<b>1,500</b>	<b>1,725</b>
		<b>26,603,112</b>	<b>23,475,809</b>	<b>50,078,921</b>	<b>24,408,137</b>	<b>17,080,966</b>	<b>8,589,818</b>	<b>43,916</b>	<b>52,344</b>
Single Family Bond Programs**.....			22,103,775	22,103,775	-	-	22,103,775	192	140
Multifamily Bond Programs.....									
		<b>-</b>	<b>22,103,775</b>	<b>22,103,775</b>	<b>-</b>	<b>-</b>	<b>22,103,775</b>	<b>192</b>	<b>227</b>
		<b>26,603,112</b>	<b>45,579,584</b>	<b>72,182,696</b>	<b>24,408,137</b>	<b>17,080,966</b>	<b>30,693,593</b>	<b>44,108</b>	<b>52,571</b>

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**Section 2: Financial and Federal Reports****CDBG****COMMUNITY DEVELOPMENT BLOCK GRANTS**

	Funding Source	FY 03-04 Actual Carry Forward	Funding FY04-05	Total Amount Available FY04-05	Expenditures	Encumbrance	Estimated Carry Forward
<b>HOUSING DEVELOPMENT</b>							
<u>Rental Housing:</u>							
Rental Hsg. Development Assistance.....	CDBG	855,753	326,298	1,182,051	334,830	847,221	-
Architectural Barrier Program .....	CDBG	312,724	168,000	480,724	358,753	102,109	19,862
Subtotal, Rental Housing.....		<u>1,168,477</u>	<u>494,298</u>	<u>1,662,775</u>	<u>693,583</u>	<u>949,330</u>	<u>19,862</u>
<u>Homebuyer</u>							
Acquisition & Development.....	CDBG	1,012,118	566,645	1,578,763	547,479	980,949	50,335
	CDBG-Rev. Loan		23,609	23,609	23,609	-	-
Anderson Hill Redevelopment .....							
Homeownership .....	PI (CDBG)	324,588	72,511	397,099	137,801	230,378	28,920
Subtotal, Homebuyer.....		<u>1,336,706</u>	<u>662,765</u>	<u>1,999,471</u>	<u>708,889</u>	<u>1,211,327</u>	<u>79,255</u>
<u>Owner-Occupied Housing:</u>							
Architectural Barrier Program .....	CDBG	1,273,588	926,495	2,200,083	1,124,866	176,715	898,502
Emergency Repair Program.....	CDBG	191,505	1,000,000	1,191,505	1,163,210	28,295	-
Homeowner Rehabilitation Loan Program .....	CDBG	442,058		442,058	24,712	177,177	240,169
	CDBG-Rev. Loan		264,774	264,774	264,774	-	-
Subtotal, Owner-Occupied Housing.....		<u>1,907,151</u>	<u>2,191,269</u>	<u>4,098,420</u>	<u>2,577,562</u>	<u>382,187</u>	<u>1,138,671</u>
<b>SUBTOTAL, Housing.....</b>		<b><u>4,412,334</u></b>	<b><u>3,348,332</u></b>	<b><u>7,760,666</u></b>	<b><u>3,980,034</u></b>	<b><u>2,542,844</u></b>	<b><u>1,237,788</u></b>
<b>COMMUNITY DEVELOPMENT</b>							
<u>Small Business Development</u>							
Business Assistance Center.....	CDBG	386,696		386,696	221,205	-	165,491
Community Development Bank.....	CDBG	44,237	109,257	153,494	145,490	1,970	6,034
Microenterprise Technical Assistance.....	CDBG	79,823	160,000	239,823	152,213	27,405	60,205
Neighborhood Commercial Mgmt.....	CDBG	492,755		492,755	-	473,608	19,147
	PI (CDBG)	181,267	71,033	252,300	101,908	150,392	-
Small Minority Business Assistance.....	CDBG	192,520	200,822	393,342	195,105	123,619	74,618
Subtotal, Small Business Development.....		<u>1,377,298</u>	<u>541,112</u>	<u>1,918,410</u>	<u>815,921</u>	<u>776,994</u>	<u>325,495</u>
<u>Commercial Revitalization</u>							
East 11/12th Streets Revitalization.....	CDBG	1,122,443	772,725	1,895,168	428,526	1,009,132	457,510
Administration .....	CDBG	27,500	137,500	165,000	92,884	17,116	55,000
East 11/12th Streets Revital., Debt Service.....	CDBG	49,247	736,794	786,041	736,793	-	49,248
Subtotal, Commercial Revitalization.....		<u>1,199,190</u>	<u>1,647,019</u>	<u>2,846,209</u>	<u>1,258,203</u>	<u>1,026,248</u>	<u>561,758</u>
<u>Neighborhood Revitalization (Public Services)</u>							
Child Care Services.....	CDBG	141,476	694,200	835,676	735,518	66,476	33,682
English as a Second Language.....	CDBG		50,000	50,000	50,000	-	-
Tenants' Rights Assistance.....	CDBG	75,074	227,607	302,681	274,938	27,743	-
Housing Information and Referral.....	CDBG	69,837	79,139	148,976	79,265	5,415	64,296
Neighborhood Support Services.....	CDBG	146,560	10,026	156,586	18,014	138,572	-
Senior Services.....	CDBG	-	122,600	122,600	112,600	10,000	-
Youth Support Services.....	CDBG	293,468	166,156	459,624	361,138	23,560	74,926
Subtotal, Public Services.....		<u>726,415</u>	<u>1,349,728</u>	<u>2,076,143</u>	<u>1,631,473</u>	<u>271,766</u>	<u>172,904</u>
<u>Public Facilities</u>							
Homeless Shelter, Debt Service.....	CDBG	62,455	444,585	507,040	430,612	-	76,428
	PI (CDBG)		13,973	13,973	13,973	-	-
Millennium Youth Center, Debt Service.....	CDBG	1	741,227	741,228	741,226	-	2
Public Facilities.....	CDBG	1,044,758		1,044,758	587,980	456,778	-
Subtotal, Public Facilities.....		<u>1,107,214</u>	<u>1,199,785</u>	<u>2,306,999</u>	<u>1,773,791</u>	<u>456,778</u>	<u>76,430</u>
<b>SUBTOTAL, Community Development.....</b>		<b><u>4,410,117</u></b>	<b><u>4,737,644</u></b>	<b><u>9,147,761</u></b>	<b><u>5,479,388</u></b>	<b><u>2,531,786</u></b>	<b><u>1,136,587</u></b>
<b>ADMINISTRATION.....</b>							
	CDBG	287,122	1,359,386	1,646,508	1,490,031	156,477	-
<b>SUBTOTAL, Administration.....</b>		<b><u>287,122</u></b>	<b><u>1,359,386</u></b>	<b><u>1,646,508</u></b>	<b><u>1,490,031</u></b>	<b><u>156,477</u></b>	<b><u>-</u></b>
<b>SUBTOTAL, CDBG Funding.....</b>		<b><u>9,109,573</u></b>	<b><u>9,445,362</u></b>	<b><u>18,554,935</u></b>	<b><u>10,949,453</u></b>	<b><u>5,231,107</u></b>	<b><u>2,374,375</u></b>

## Section 2: Financial and Federal Reports

### HOME Investments Partnerships Program (HOME)

	Funding Source	FY 03-04 Actual CarryForward	Funding FY04-05	Total Amount Available FY04-05	Expenditures	Encumbrance	Estimated Carry Forward
<b>HOUSING DEVELOPMENT</b>							
<u>Assisted Housing</u>							
Tenant-based rental assistance.....	HOME	128,589	431,925	560,514	375,263	185,251	-
Administration.....	PI (HOME)		58,335	58,335	58,335	-	-
Transitional Housing.....	HOME	107,549		107,549	-	-	107,549
<b>Subtotal, Assisted Housing.....</b>		<b>236,138</b>	<b>490,260</b>	<b>726,398</b>	<b>433,598</b>	<b>185,251</b>	<b>107,549</b>
<u>Rental Housing:</u>							
Rental Hsg. Development Assistance.....	HOME	606,488	550,000	1,156,488	77,686	1,070,736	8,066
	PI (HOME)		17,550	17,550	-	-	17,550
	HOME (CHDO)	298,532	502,000	800,532	192,227	608,305	-
<b>Subtotal, Rental Housing.....</b>		<b>905,020</b>	<b>1,069,550</b>	<b>1,974,570</b>	<b>269,913</b>	<b>1,679,041</b>	<b>25,616</b>
<u>Homebuyer</u>							
Down Payment Assistance.....	HOME	1,136,306	201,966	1,338,272	350,627	937,373	50,272
	PI (HOME)	93,405	426,606	520,011	351,199	-	168,812
CHDO Capacity Building.....	HOME		125,000	125,000	107,012	17,988	-
Acquisition & Development.....	HOME	508,952	50,000	558,952	6,431	552,521	-
	HOME (CHDO)	1,061,705	200,000	1,261,705	632,509	606,770	22,426
	PI (HOME)		955,704	955,704	942,204	-	13,500
Anderson Hill Redevelopment .....							
Homeownership .....	PI (HOME)	2,219,545	23,908	2,243,453	381,333	1,852,567	9,553
<b>Subtotal, Homebuyer.....</b>		<b>5,019,913</b>	<b>1,983,184</b>	<b>7,003,097</b>	<b>2,771,315</b>	<b>3,967,219</b>	<b>264,563</b>
<u>Owner-Occupied Housing:</u>							
Homeowner Rehabilitation Loan Program .....	PI (HOME)		69,450	69,450	-	-	69,450
	HOME	1,014,820	2,151,159	3,165,979	521,669	2,474,760	169,550
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>1,014,820</b>	<b>2,220,609</b>	<b>3,235,429</b>	<b>521,669</b>	<b>2,474,760</b>	<b>239,000</b>
<b>SUBTOTAL, Housing.....</b>		<b>7,175,891</b>	<b>5,763,603</b>	<b>12,939,494</b>	<b>3,996,495</b>	<b>8,306,271</b>	<b>636,728</b>
<u>ADMINISTRATION.....</u>							
	HOME	15,092	490,200	505,292	505,292	-	-
<b>SUBTOTAL, Administration.....</b>		<b>15,092</b>	<b>490,200</b>	<b>505,292</b>	<b>505,292</b>	<b>-</b>	<b>-</b>
<b>SUBTOTAL, HOME Funding.....</b>		<b>7,190,983</b>	<b>6,253,803</b>	<b>13,444,786</b>	<b>4,501,787</b>	<b>8,306,271</b>	<b>636,728</b>

## Section 2: Financial and Federal Reports

### ESG, HOPWA and Other Federal Funds

#### ESG, HOPWA, EDI, ADDI, LHCG, SECTION 108 FEDERAL GRANTS

	Funding Source	FY 03-04 Actual CarryForward	Funding FY04-05	Total Amount Available FY04-05	Expenditures	Encumbrance	Estimated Carry Forward
<b>HOUSING DEVELOPMENT</b>							
<i>Homeless/Emergency Shelter:</i>							
Shelter Operation and Maintenance.....	ESG		218,903	218,903	181,292	65,486	(27,875)
Homeless Essential Services.....	ESG	18,444	100,000	118,444	109,327	-	9,117
Transitional Housing (Homeless).....	ESG	27,377		27,377	27,377	-	-
<b>SUBTOTAL, Housing.....</b>		<b>45,821</b>	<b>318,903</b>	<b>364,724</b>	<b>317,996</b>	<b>65,486</b>	<b>(18,758)</b>
<b>ADMINISTRATION.....</b>							
	ESG	4,680	16,750	21,430	21,430	-	-
<b>SUBTOTAL, Administration.....</b>		<b>4,680</b>	<b>16,750</b>	<b>21,430</b>	<b>21,430</b>	<b>-</b>	<b>-</b>
<b>SUBTOTAL, ESG Funding.....</b>		<b>50,501</b>	<b>335,653</b>	<b>386,154</b>	<b>339,426</b>	<b>65,486</b>	<b>(18,758)</b>
<b>HOUSING DEVELOPMENT</b>							
<i>Assisted Housing</i>							
Housing for People with HIV/AIDS:				-	-	-	-
Rent, Mortgage, and Utility Assistance.....	HOPWA		683,105	683,105	652,437	30,668	-
Residential Support Services.....	HOPWA	24,655	275,255	299,910	230,517	69,393	-
<b>SUBTOTAL, Housing.....</b>		<b>24,655</b>	<b>958,360</b>	<b>983,015</b>	<b>882,954</b>	<b>100,061</b>	<b>-</b>
<b>ADMINISTRATION.....</b>							
	HOPWA	5,225	29,640	34,865	34,865	-	-
<b>SUBTOTAL, Administration.....</b>		<b>5,225</b>	<b>29,640</b>	<b>34,865</b>	<b>34,865</b>	<b>-</b>	<b>-</b>
<b>SUBTOTAL, HOPWA Funding.....</b>		<b>29,880</b>	<b>988,000</b>	<b>1,017,880</b>	<b>917,819</b>	<b>100,061</b>	<b>-</b>
<b>COMMUNITY DEVELOPMENT</b>							
<i>Commercial Revitalization</i>							
East 11/12th Streets Revitalization.....	EDI	89,415		89,415	15,000		74,415
<b>SUBTOTAL, Community Development.....</b>		<b>89,415</b>	<b>-</b>	<b>89,415</b>	<b>15,000</b>	<b>-</b>	<b>74,415</b>
<b>S.M.A.R.T. HOUSING</b>							
S.M.A.R.T. Housing Initiative.....	EDI	23,353	198,820	222,173	41,216	180,957	-
<b>SUBTOTAL, S.M.A.R.T. Housing.....</b>		<b>23,353</b>	<b>198,820</b>	<b>222,173</b>	<b>41,216</b>	<b>180,957</b>	<b>-</b>
<b>SUBTOTAL, EDI Funding.....</b>		<b>112,768</b>	<b>198,820</b>	<b>311,588</b>	<b>56,216</b>	<b>180,957</b>	<b>74,415</b>
<b>HOUSING DEVELOPMENT</b>							
<i>Homebuyer</i>							
Down Payment Assistance.....	ADDI		661,000	661,000	661,000	-	-
<b>SUBTOTAL, Housing.....</b>		<b>-</b>	<b>661,000</b>	<b>661,000</b>	<b>661,000</b>	<b>-</b>	<b>-</b>
<b>SUBTOTAL, ADDI Funding.....</b>		<b>-</b>	<b>661,000</b>	<b>661,000</b>	<b>661,000</b>	<b>-</b>	<b>-</b>
<b>HOUSING DEVELOPMENT</b>							
<i>Owner-Occupied Housing:</i>							
Lead Hazard Control				-	-	-	-
Lead Based Paint Program (Owner/Rental).....	LHCG	867,548		867,548	650,200	217,348	-
Subtotal, Owner-Occupied Housing.....		867,548	-	867,548	650,200	217,348	-
<b>SUBTOTAL, Housing.....</b>		<b>867,548</b>	<b>-</b>	<b>867,548</b>	<b>650,200</b>	<b>217,348</b>	<b>-</b>
<b>SUBTOTAL, LHCG Funding.....</b>		<b>867,548</b>	<b>-</b>	<b>867,548</b>	<b>650,200</b>	<b>217,348</b>	<b>-</b>
<b>COMMUNITY DEVELOPMENT</b>							
<i>Small Business Development</i>							
Neighborhood Commercial Mgmt.....	Section 108	2,000,000		2,000,000	335,000	-	1,665,000
Subtotal, Small Business Development.....		2,000,000	-	2,000,000	335,000	-	1,665,000
<i>Commercial Revitalization</i>							
East 11/12th Streets Revitalization.....	Section 108	2,141,485		2,141,485	1,003,474	276,308	861,703
Subtotal, Commercial Revitalization.....		2,141,485	-	2,141,485	1,003,474	276,308	861,703
<i>Public Facilities</i>							
Public Facilities.....	Section 108	957,395		957,395	-	-	957,395
Subtotal, Public Facilities.....		957,395	-	957,395	-	-	957,395
<b>SUBTOTAL, Community Development.....</b>		<b>5,098,880</b>	<b>-</b>	<b>5,098,880</b>	<b>1,338,474</b>	<b>276,308</b>	<b>3,484,098</b>
<b>SUBTOTAL, Section 108 Loan Funding.....</b>		<b>5,098,880</b>	<b>-</b>	<b>5,098,880</b>	<b>1,338,474</b>	<b>276,308</b>	<b>3,484,098</b>

Section 108 Projects																					
				Grantee Name CITY OF AUSTIN																	
PROJECT DESCRIPTION				FINANCIAL DATA								ELIGIBILITY AND NATIONAL OBJECTIVE					JOBS			HOUSING	
Grantee Name	ST	Section 108 Project Number	Project Name	EDI or BEDI Grant Number (If applicable)	108 Total Loan Amount	108 Amount Advanced Through 1/31/05	108 Project Amount (for multiple projects)	EDI or BEDI Grant Amount Expended FY 2004-05	Other CDBG Expended FY 2004-05	Total CDBG Assistance (Columns F+I+J)	Have EDI or BEDI funds been drawn (Y/N)	National Objective Code	IDIS Matrix Code	Is Activity Complete? (Y/N)	Has N.O. Been Met? (Y/N)	Presumed Low/ Mod Benefit (P) or Rev. Strategy Area (RSA)	FTE Jobs Est. in 108 Appl.	Total Actual FTE Jobs Created or Retained	Number of FTE Jobs Held by/ Made Avail. to Low/ Mod	Total Housing Units Assisted	Number of Units Occpd. by Low/ Mod Households
AUSTIN	TX	B-01-MC-48-0500	Neighborhood Commercial Management Program		#####	335,000		0	101,908	2,101,908	N	LMJ	18c	N	Y	P		3	3	0	N/A
AUSTIN	TX	B-94-MC-48-0500-A	11th and 12th Street Revitalization		#####	1,003,474		15,000	521,410	9,571,410	Y	LMA	17c	N	Y	P		10	10	0	N/A

**Section 2: Financial and Federal Reports****Local Funding**

	Funding Source	FY 03-04 Actual CarryForward	Funding FY04-05	Total Amount Available FY04-05	Expenditures	Encumbrance	Estimated Carry Forward
<b>HOUSING DEVELOPMENT</b>							
<u>Assisted Housing</u>							
Tenant-based rental assistance.....	HTF	2,361	175,000	177,361	75,829	101,532	-
<b>Subtotal, Assisted Housing.....</b>		<b>2,361</b>	<b>175,000</b>	<b>177,361</b>	<b>75,829</b>	<b>101,532</b>	<b>-</b>
<u>Rental Housing:</u>							
Rental Hsg. Development Assistance.....	HTF	803,397	943,479	1,746,876	546,671	1,200,205	-
	HAF-Sales Proceed	100,000		100,000	97,310	-	2,690
Voluntary Compliance Agreement	GF-CIP		44,000	44,000	31,076	12,924	-
<b>Subtotal, Rental Housing.....</b>		<b>903,397</b>	<b>987,479</b>	<b>1,890,876</b>	<b>675,057</b>	<b>1,213,129</b>	<b>2,690</b>
<u>Homebuyer</u>							
Acquisition & Development.....	GF-CIP	414,487	879,051	1,293,538	734,061	559,477	-
	HOME Match	1,009,585	96,617	1,106,202	504,162	429,415	172,625
	HAF-Sales Proceed	871,370	280,000	1,151,370	841,821	-	309,549
	HTF	100,000	-	100,000	74,608	25,392	-
<b>Subtotal, Homebuyer.....</b>		<b>2,395,442</b>	<b>1,255,668</b>	<b>3,651,110</b>	<b>2,154,652</b>	<b>1,014,284</b>	<b>482,174</b>
<u>Owner-Occupied Housing:</u>							
Homeowner Rehabilitation Loan Program .....	HAF-Sales Proceed	50,000		50,000	1,750	-	48,250
Materials Grants Program.....	HTF	62,111	25,000	87,111	13,503	73,608	-
	HAF-Sales Proceed		22,253	22,253	6,615	-	15,638
Housing Rehabilitation Challenge Fund.....	HTF	300,000		300,000	-	300,000	-
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>412,111</b>	<b>47,253</b>	<b>459,364</b>	<b>21,868</b>	<b>373,608</b>	<b>63,888</b>
<b>SUBTOTAL, Housing.....</b>		<b>3,713,311</b>	<b>2,465,400</b>	<b>6,178,711</b>	<b>2,927,406</b>	<b>2,702,553</b>	<b>548,752</b>
<u>ADMINISTRATION.....</u>							
	HAF		717,700	717,700	717,199	-	501
	GF		1,125,089	1,125,089	364,197	-	760,892
<b>SUBTOTAL, Administration.....</b>		<b>-</b>	<b>1,842,789</b>	<b>1,842,789</b>	<b>1,081,396</b>	<b>-</b>	<b>761,393</b>
<u>S.M.A.R.T. HOUSING</u>							
S.M.A.R.T. Housing Review Team.....	GF-CIP	429,668	456,000	885,668	469,977	-	415,691
S.M.A.R.T. Housing Review Team.....	GF		268,982	268,982	268,982	-	-
Austin Energy Repayment	GF-CIP		560,000	560,000	246,000	-	314,000
<b>SUBTOTAL, S.M.A.R.T. Housing.....</b>		<b>429,668</b>	<b>1,284,982</b>	<b>1,714,650</b>	<b>984,959</b>	<b>-</b>	<b>729,691</b>
<b>SUBTOTAL, Funding.....</b>		<b>4,142,979</b>	<b>5,593,171</b>	<b>9,736,150</b>	<b>4,993,761</b>	<b>2,702,553</b>	<b>2,039,836</b>
<u>HOUSING BOND PROGRAMS</u>							
Single Family Bond Programs*.....			22,103,775	22,103,775	-	-	22,103,775
Multifamily Bond Programs.....							
<b>SUBTOTAL, Housing Bond Programs.....</b>		<b>-</b>	<b>22,103,775</b>	<b>22,103,775</b>	<b>-</b>	<b>-</b>	<b>22,103,775</b>



## Section 2: Financial and Federal Reports

### Leveraging Resources

Federal requirements define leveraging as “other” public and private resources that address needs identified in the Consolidated Plan. The table below shows the estimated non-federal funds to be leveraged by program. For homeownership programs, leveraging is the total amount of the mortgage loan minus the amount of assistance. For rental programs, leveraging is the total project funding minus the amount of assistance.

#### FY 2004-05 Leveraging Resources

Program	Fund Source	Total Funding	Units	Leveraged
Down Payment Assistance	HOME	\$ 21,284,024.39	180	\$ 16,236,759
Acquisition and Development	HOME/CDBG	\$ 1,663,238.05	19	\$ 873,579
CHDO Capacity Building	HOME		15	\$ 706,720
Rental Housing Dev. Assist.	HOME/CDBG/HTF	\$ 50,011,218	84	\$ 5,253,785
<b>Total-Federal Funded</b>			<b>298</b>	<b>\$ 23,070,842</b>
Multi-Family Bonds	Bonds		87	\$ 4,500,000
Single Family Bonds	Bonds		140	\$ 16,100,000
Acquisition and Development	CIP	\$ 1,663,238.05	4	\$ 278,199
Rental Housing Dev. Assist.	CIP/HTF	\$ 50,011,218	59	\$ 3,800,000
<b>Total-Non-Federal</b>			<b>290</b>	<b>\$ 24,678,199</b>

## **Section 2**

### Federal Reports

## Section 2: Financial and Federal Reports

### Other Actions

***Federal Requirements:*** Federal regulations require that jurisdictions include in their annual plans discussion of how the community will use HUD grant funds in conjunction with other HUD monies and community resources to improve the lives of residents who earn low to moderate incomes. The Federal requirement leads each section in bold and italics; the descriptions that follow explain major initiatives underway or planned to begin in fiscal year 2004-05 to meet that directive. Other actions proposed in Consolidated Plan 2005-09,

- address obstacles to meeting underserved needs
- foster and maintain affordable housing
- overcome gaps in institutional structures and enhance coordination
- improve public housing and resident initiatives
- evaluate and reduce lead-based paint hazards
- ensure compliance with program and comprehensive planning requirements
- reduce the number of persons living below the poverty level

#### ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

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- **Continuum of Housing Services**  
In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing services according to residents' needs. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The City uses this framework to assess housing needs and encourage the development of programs to address gaps or complement private and nonprofit sector activities. Coordination of services in order to create a "stairway to self-sufficiency" serves as the foundation of an investment strategy for housing activities.
- **Renters' Rights Assistance/Fair Housing Counseling**  
With the limited stock of affordable homes and apartments in Austin, the City continues its investment in the Austin Tenants' Council (ATC). ATC provides an array of counseling and enforcement services for renters in Austin and is a recipient of HUD Fair Housing Initiatives program funds. ATC provided services to 784 persons between October 1, 2004 and September 30, 2005.
- **S.M.A.R.T. Housing™ Initiative**  
An innovative policy adopted by the Austin City Council in April, 2000 encourages development of reasonably-priced, mixed-income housing units that meet accessibility standards. The S.M.A.R.T. Housing™ Initiative ensures that new homes are Safe, Mixed-Income, Accessible, Reasonably-Priced, and Transit-Oriented. The policy stipulates that all single-family units certified meet accessibility standards reflected in the City's Visitability Ordinance. All multi-family developments must comply with accessibility standards originally

## Section 2: Financial and Federal Reports

### Other Actions

established in the Voluntary Compliance Agreement.<sup>1</sup> At least 25 percent of multi-family units must be adaptable and at least 10 percent must be accessible. Developments that meet these and other prerequisites are given expedited review under the City's development process and reductions/ exemptions for certain development and construction fees. S.M.A.R.T. Housing™ provides a vehicle to achieve neighborhood support for housing that serves low and moderate-income residents by requiring applicants to meet with affected neighborhood organizations prior to filing an application for a zoning change.

**Accomplishments:** In FY 2004-05 the S.M.A.R.T. Housing™ team verified that 683 new single-family and 1,042 multi-family housing units (1,725 total housing units) were completed and met S.M.A.R.T. Housing™ standards. The team certified that 13,327 proposed new single-family and multi-family housing developments met S.M.A.R.T. Housing™ standards at the pre-plan submittal stage

- **Housing Opportunities for People with AIDS (HOPWA)**

In an effort to address the needs of underserved clients who have criminal histories and housing eviction histories, HOPWA provider agencies explored transitional housing resources. Accomplishment: HOPWA provider agencies now consistently refer to South Austin Marketplace, a transitional housing resource, who routinely accepts clients with criminal and eviction histories. The ATCHHSD Communicable Disease Unit-HIV Services has developed housing resources through churches that offer affordable housing through their congregations or church programs.

#### FOSTER AND MAINTAIN AFFORDABLE HOUSING

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- **S.M.A.R.T. Housing™ Initiative**

The Initiative provides incentives to for-profit and non-profit builders of single-family and multi-family developments who make a portion of their developments affordable to low- and moderate- income residents. In addition to creating new supply of housing, the policy incorporates Green Building standards to ensure utility demands of these new units are efficient. As part of the S.M.A.R.T. Housing™ Initiative, Austin City Council also adopted rehabilitation guidelines for single-family housing and review of regulatory obstacles to remove barriers to the repair and production of housing that meets the policy's "reasonably-priced" standard (serves a family at 80 percent MFI or below that spends no more than 30 percent of its gross income, including utilities, on housing).

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<sup>1</sup> *The Voluntary Compliance Agreement* (VCA) created clearer minimum standards of accessibility for multifamily housing projects that either received federal assistance or were built since 1991. The VCA states that least 25 percent of the total units must be adaptable (including all ground-level units), 10 percent of total units must be accessible, and at least two percent of the units must be available to people who are visually or hearing impaired.

## Section 2: Financial and Federal Reports

### Other Actions

- **Improve Existing Financing Mechanisms**

In 1999, a community report on affordable housing encouraged government officials to review current programs to improve their efficiency and effectiveness. The City of Austin through the Neighborhood Housing and Community Development Department (NHCD) and the Austin Housing Finance Corporation (AHFC) has responded by redesigning several programs to better serve Austin's housing needs, such as providing homebuyers an opportunity to defer payments on loans. This provides more accountability while providing benefits to homeowners. Programs have also been changed to provide more assistance to those low-income clients with greater financial needs.

- **Housing Bond Program: Single- Family and Multi-Family Bonds**

The Austin Housing Finance Corporation (AHFC) used its **Single Family Bond** authority to establish a Mortgage Credit Certificate (MCC) program to make single family homes more affordable to low- and moderate-income households from 30% to 115% Median Family Income (MFI). MCCs increase a family's disposable income by reducing their federal income tax obligations. This tax savings makes it easier for families to qualify for loans and meet mortgage payment requirements. For the fiscal year ending September 30, 2005, the Austin Housing Finance Corporation Single-Family MCC program assisted 140 families in purchasing their first home. The average mortgage under the MCC program begun in June of 2004 was \$113,824, with 63% of the homes purchased being existing homes, and 37% being new SMART Housing™ certified homes. At the end of the 2004-05 fiscal year, the program had 31 outstanding MCC commitments, leaving 1% of the available credit authority for the 2004 MCC program uncommitted.

During fiscal year 2004-05, the Austin Housing Finance Corporation **Multi-Family Bond Program** assisted 87 families with bond financed newly constructed affordable rental units. All of the units were leased to families with incomes below 60% of MFI and leased at or below the LIHTC-prescribed rents for families with incomes below 50% of Median Family Income (MFI). (60%MFI is \$42,650 for a family of 4) The units were bond financed in prior years, and no new bonds were issued in fiscal year 2004-05.

#### Homeowner Rehabilitation Programs

The following programs assisted homeowners with rehabilitation of their homes in order to maintain the affordable housing stock in Austin.

- **Architectural Barrier Removal Activity (owner and renter)**

This Project provides CDBG grant funds to modify or retrofit the living quarters of low-income elderly and mobility-impaired homeowners and renters to make their housing more accessible. During fiscal year 2004- 2005, the Architectural Barrier Removal Program received five hundred and thirty five (535) new applications, closed a total of four hundred and eighty nine projects (489), three hundred and forty-eight (348) owners and one hundred and forty-one (141)

## Section 2: Financial and Federal Reports

### Other Actions

renters. Sixty (60) applications were carried over into 2005-2006 fiscal year. Total expending for the fiscal year 2004-05 between owner and rental units assisted was \$900,433 for direct assistance. Households served were 66% percent extremely- low income, 22% percent to low income; and 12% percent low- to moderate- income.

- **Emergency Home Repair Activity**

This Program provides CDBG grant funding to make repairs to alleviate life-threatening living conditions, health and safety hazards, and major mechanical systems for low- and moderate-income homeowners. The Emergency Home Repair Program assisted 616 households during FY 2004-05. The majority of the repairs performed were for plumbing and electrical-related problems. The program successfully reaches the community's lowest-income homeowners with 78% of the homeowners served classified as very low-income. More than half the clientele served are elderly persons who live alone in their homes.

- **Homeowner Rehabilitation Loan Activity**

This Program provides CDBG low interest loans to assist income-eligible homeowners with substantial home repairs, such as foundation repair or replacement. For fiscal year 2004 - 2005, the HRLP Action Plan goal was 28. In FY 2004-05, the program processed 45 applications, completed a total of seven (7) projects, with seven (7) projects under construction, and five (5) pending applications that were carried over into 2005 - 2006 fiscal year. 13 projects were completed using CDBG Revolving Loan for Lead Hazard mitigation.

#### REMOVE BARRIERS TO AFFORDABLE HOUSING

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- **Renters' Rights Assistance/Fair Housing Counseling**

The City continues to support the Austin Tenants' Council (ATC) through its public services program. ATC provides an array of counseling and enforcement services for renters in Austin and is a recipient of HUD Fair Housing Initiatives program funds. ATC provided services to 784 persons between October 1, 2004 and September 30, 2005.

- **S.M.A.R.T. Housing™ Initiative**

The S.M.A.R.T. Housing™ Initiative also designates NHCD as the lead agency on housing policy issues. All proposed code amendments, rule changes, neighborhood plans and changes in development fees are required to include any identified likely impacts on housing affordability. The Affordability Impact Statement highlights impediments prior to commission or city council action. This analysis has proven beneficial in adjusting proposed policies to mitigate unintended costs to housing affordability.

- **Housing Opportunities for People with AIDS grant (HOPWA)**

The program provides housing assistance for income eligible persons with HIV/AIDS and their families. The goal of the program is to prevent homelessness and to support independent living of persons with HIV/AIDS. The program requires that clients receive case management services in order to

## Section 2: Financial and Federal Reports

### Other Actions

take part in the HOPWA program. Accomplishments: By participating in case management services, HOPWA clients are referred to and are able to access other housing possibilities. Case managers consistently play a key role in assisting clients to tap into other housing resources such as Section 8 housing.

- **Down Payment Assistance**

This activity provides HOME-sponsored deferred, zero-interest loans to low- and moderate-income homebuyers to assist with the down payment and closing costs of their home purchase. The proposed goal for FY 2004-05 was to serve 182 households. Downpayment Assistance Program for fiscal year 2004 - 2005 processed 223 new applications, closed a total of 180 loans, with twelve (12) pending applications that were carried over into 2005 - 2006 fiscal year.

Downpayment Assistance Program provided up to \$15,000.00 in assistance plus an additional \$1,000 for loans made in conjunction with the Mortgage Credit Certificate (MCC) program.

- **Home Rehabilitation Loan Program**

This project helps to remove barriers to affordable housing by assisting low-income homeowners to rehabilitate their existing housing affordably. It provides CDBG low interest loans to assist income-eligible homeowners with substantial home repairs, such as foundation repair or replacement. For fiscal year 2004 - 2005, the HRLP Action Plan goal was 28. In FY 2004-05, the program processed 45 applications, completed a total of seven (7) projects, with seven (7) projects under construction, and five (5) pending applications that were carried over into 2005 - 2006 fiscal year. 13 projects were completed using CDBG Revolving Loan for Lead Hazard mitigation.

- **Architectural Barrier Removal Activity (owner and renter)**

This project helps to remove barriers to affordable housing by assisting low-income homeowners to rehabilitate their existing housing affordably. It provides CDBG grant funds to modify or retrofit the living quarters of low-income elderly and mobility-impaired homeowners and renters to make their housing more accessible. During fiscal year 2004- 2005, the Architectural Barrier Removal Program received five hundred and thirty five (535) new applications, closed a total of four hundred and eighty nine projects (489), three hundred and forty-eight (348) owners and one hundred and forty-one (141) renters. Sixty (60) applications that were carried over into 2005-2006 fiscal year. Total expending for the fiscal year 2004-05 between owner and rental units assisted was \$900,433 for direct assistance. Households served were 66% percent extremely- low income, 22% percent to low income; and 12% percent low- to moderate-income.

#### **EVALUATE AND REDUCE LEAD-BASED PAINT HAZARDS**

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In January 2003, The City of Austin received a \$1,851,741 HUD grant from the office of Healthy Homes and Lead Hazard Control. The purpose of the three year grant is identify and abate lead based paint hazards in homes occupied by households

## Section 2: Financial and Federal Reports

### Other Actions

earning at or below 80% MFI with priority given to households that include children under the age of six. A total of 114 homes occupied by low income households will have received lead hazard control services funded by this grant during the contract period of February 1, 2003 to December 31, 2005. In Fiscal Year 2004-2005, 55 of the 114 homes received services.

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#### REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES

- **Economic Development.** The City of Austin continues to provide operating assistance to organizations serving small minority businesses. Their primary goal is to create and retain jobs for low- and moderate- income residents. In FY 2004-05, there were 123 jobs created through the following programs: Business Assistance Center, Community Development Bank, Micro-enterprise Technical Assistance, Small Business Assistance, and East 11<sup>th</sup> and 12<sup>th</sup> Street Revitalization.
- **Child Care Services.** This activity increases the supply of childcare in Austin for low-income residents. It provides childcare vouchers for homeless and near-homeless families, vouchers for clients enrolled in self-sufficiency programs, and childcare for teenage parents and low-income working families. Child care was provided for 376 children from low income households. (Under 200% of federal poverty guidelines.) Approximately 55% were homeless and near-homeless children; 34% were children of teen parents, who were attending school; and 20% children were from working families.
- **Housing Activities.** A variety of housing activities operated by the City are designed to reduce the number of families in poverty (see Section 3). The Tenant Based Rental Assistance Project, for example, provides temporary rental assistance to very low- income residents who would otherwise be homeless as they move to self-sufficiency.

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#### OVERCOME GAPS IN INSTITUTIONAL STRUCTURES AND ENHANCE COORDINATION.

- NHCD administers all community and economic development, public service, and public facilities programs. The City of Austin contracts with the Austin Housing Finance Corporation (AHFC) to develop affordable rental housing; housing for homeownership; and housing rehabilitation of owner-occupied homes; in addition to the Tenant-Based Rental Assistance Program, and numerous non-federally funded housing programs. Homeless and Emergency Shelter services are provided through Austin/Travis County Health and Human Services Department (HHSD) using Emergency Shelter Grant (ESG) funds. These programs serve hundreds of people with dire housing needs. HHSD also provides operational support to homeless service providers and offers support services to Austin residents who are living with HIV/AIDS and their families.
- Continuum of Housing Services: In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing



## Section 2: Financial and Federal Reports

### Other Actions

services according to residents' needs. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The Neighborhood Housing and Community Development Department uses this framework to assess housing needs and designs programs to address gaps or complement private and nonprofit sector activities. Coordination of services between these "stair steps" is critical to the overall goal of moving residents to self-sufficiency.

- **Community Action Network (CAN):** CAN, a public/private partnership of 14 major community organizations interested in the social well-being of Austin and Travis County has identified 12 urgent issue areas covering the range of human needs- from housing and health, to public safety and workforce development. CAN works to achieve sustainable social, health, educational, and economic outcomes through engaging the community in a planning and implementation process that coordinates and optimizes public, private and individual actions and resources.
- **The Neighborhood Housing and Community Development Department** works closely with CAN, including attending monthly meetings and producing reports to coordinate housing and community development activities. NHCD's Director has been serving on CAN's Administrative Team since 2001.
- **Coordination with Public Housing Authorities:** Regular contact and collaboration with local PHA officials ensure that the City housing programs are linked to the needs of public housing residents. Neighborhood Housing and Community Development Department contracts with the Housing Authority of the City of Austin for the Tenant Based Rental Assistance through the Passages Program referrals.
- **Community Housing Development Organizations:** The Community Housing Development Organizations (CHDO) are nonprofit housing developers which construct low-income housing. For FY04-05, the CHDOs served by the City of Austin Capacity Building Program funding completed fifteen (15) homeownership units sold to households at or below 80% MFI.

#### **FOSTER PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES**

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Public housing in the Austin area is provided by the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). Both HACA and HATC share updates on their progress at regular contact and meetings with City officials.

- **Housing Authority of the City of Austin**  
Through a series of meetings held at the public housing developments and the distribution of surveys, HACA gathers resident input and incorporates the ideas/suggestions made by the residents into the grant applications for capital improvements and resident initiatives. HACA utilizes the Citywide Advisory Board for additional feedback and as another means to inform the residents of any changes in policies and/or improvements to be made at the properties. A

## **Section 2: Financial and Federal Reports**

### **Other Actions**

public hearing is also held annually to discuss the agency's Annual and Five-Year plans.

HACA received the following in new allocations and grants:

- \$740,880 from HUD for Shelter Plus Care Program (5 Year Grant: April 1, 2004 - March 31, 2009)
- 320,712 from HUD for Shelter Plus Care Renewal (April 1, 2004 - March 31, 2005)

## Section 2: Financial and Federal Reports

### Other Actions

#### Performance Outcome Measurement 2005

The City of Austin Neighborhood Housing and Community Development Department surveyed its low-to-moderate income clients receiving Architectural Barrier Removal services about their experience with the City. There were 68% of the 63 ABR clients surveyed were either extremely or somewhat highly satisfied with the availability of affordable housing in Austin.

In 2005, the City of Austin surveyed citizens and asked them to express their policy preferences, priorities and concerns and express their opinion about public non-elected officials work in the following different policy priority areas:

- YOUTH, FAMILY AND NEIGHBORHOOD VITALITY
- SUSTAINABILITY
- AFFORDABILITY
- PUBLIC SAFETY

Under the category of the policy priority Affordability, the question asked respondents to rank what they felt their satisfaction level was for the availability of affordable housing for low/moderate income families from no opinion to very high.

The results from 2003 indicate that of the people who are NOT dissatisfied with affordability, 55.3% were satisfied in 2003, and that number went up in 2004 to 60.5%, but went down in 2005 to 49.1%.

#### Satisfaction with the Availability of Affordable Housing

Year of Citizen Survey	Percent Satisfied
2003	55.3%
2004	60.5%
2005	49.1%

While the NHCD survey was a smaller sample, the respondents were only low-to-moderate income people, unlike the City of Austin sample, which was randomized to represent the general demographics of the city as a whole.

This survey shows that those who receive NHCD services have a higher perception of the availability of affordable housing in Austin than the general public.

## Section 2: Financial and Federal Reports

### Community Development Block Grant: CDBG

#### COMMUNITY DEVELOPMENT BLOCK GRANT CERTIFICATIONS

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**Federal Requirement:** Assess grantee efforts in carrying out the planned actions described in its action plan as part of the grantee's certifications that it is following a current HUD-approved Consolidated Plan. This should include a narrative analysis to show that the grantee: (1) pursued all resources that the grantee indicated it would pursue; (2) provided requested certifications of consistency for HUD programs, in a fair and impartial manner, for which the grantee indicated that it would support application by other entities; and (3) did not hinder Consolidated Plan implementation by action or willful inaction. To the extent that these points are covered in other parts of the performance report, appropriate cross-reference will suffice.

#### Accomplishments/Status of Activity:

- The City of Austin pursued all resources that it indicated it would pursue.
- The City of Austin provided requested certifications of consistency for HUD programs in a fair and impartial manner.
- (3) This CAPER clearly shows that the City of Austin did not hinder the implementation of the FY 2005-2009 Consolidated Plan either by action or willful inaction.

#### CDBG NATIONAL OBJECTIVES

**Federal Requirement:** If grantee funds are not used exclusively for the three national objectives, or if the grantee did not comply with the overall benefit certification, then narrative explanation must be included to address these issues. The narrative should address how the use of funds did not address national objectives and how future activities might change as a result of the current experience.

All CDBG funds allocated by the City were used for meeting one of the three national objectives: serving low-to moderate-income persons. The Neighborhood Housing and Community Development Department complied with the overall benefit certification.

## Section 2: Financial and Federal Reports

### Community Development Block Grant: CDBG

#### DISPLACEMENT / RELOCATION ACTIONS

**Federal Requirement:** If any activities specified for the program year involve acquisition, rehabilitation, or demolition of occupied real property, a narrative must be submitted that identifies the activities and that describes (1) steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities, (2) steps taken to identify those households, businesses, farms or nonprofit organizations who occupy the site of a CDBG-assisted project subject to the requirements of the Uniform Relocation Act or Section 104(d) of the 1974 Community Development Act, as amended, and whether or not they were displaced, and what the nature of their needs and preferences, and (3) a description of steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

Neighborhood Housing and Community Development administers programs that involve acquisition, rehabilitation, or demolition of real property. However, with the exception of the East 11<sup>th</sup> and 12<sup>th</sup> Street Revitalization programs, which is a designated State Urban Renewal Area, no programs displaced or relocated clients and each program worked with clients to minimize disruption. In FY 2004-05 there were no displacements or relocations. All programs adhere to the certifications listed in the Demographic Report of the Action Plan 2004-05, and all applicable state and federal regulations dealing with displacement and relocation.

#### JOBS AVAILABLE TO LOW- OR MODERATE- INCOME PERSONS

**Federal Requirement:** If during the program year there were economic development activities undertaken where jobs were made available to low- or moderate- income persons, but were not taken by them, then the grantee must provide (1) a narrative of actions taken by the grantees and the businesses to ensure first consideration was or will be given to low/mod persons, and (2) a listing by job title of all the permanent jobs created/retained and those that were made available to low/mod persons. If any of the jobs claimed as being available to low/mod persons require special skill, work experience, or education, include a description of the steps being taken or that will be taken to provide such skills, experience, or education.

The City of Austin provided economic development incentives using CDBG funds to help increase job opportunities to low- to moderate- income persons. As a condition to receiving financial assistance, businesses agreed to provide a specific number of jobs, of which,

1. All jobs must be offered to low- to moderate- income persons and;
2. If not taken, the majority of created jobs must be filled by low- to moderate-income persons.

During FY 2004-2005, the City achieved both programming goals, despite slowing economic conditions. During FY 2004-2005, the City achieved both programming goals, despite slowing economic conditions. Of the job

## Section 2: Financial and Federal Reports

### Community Development Block Grant: CDBG

opportunities offered, 97% were taken by low- to moderate- income persons. This exceeds the minimum CDBG standard of fifty-one percent (51%) low- to moderate- job placement. If special skills were needed, businesses agreed to provide substantial training or education beyond high school and were not considered a pre-requisite to fill such jobs.

#### SERVICE TO LIMITED CLIENTELE

**Federal Requirement:** If the grantee undertook an activity during the program year which served a limited clientele not falling within one of the categories of presumed limited clientele low- to moderate-income benefit, then the grantee must provide a narrative description as to how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

- The City of Austin did provide services to eligible clients beyond clients presumed to be low- to moderate- income. The City provided services to other low- to moderate- income households under the following conditions:
- The activity benefits were made available to all residents in a particular residential area where at least fifty-one percent (51%) of the residents were low- and moderate- income. The location and nature of service area was shown through available census data that the majority of households in the area were of low- and moderate- income.
- The activity benefits were made available to all eligible clients supported by specific information on family size and income so it is evident that at least fifty-one percent (51%) of the clientele served were households whose income does not exceed eighty percent (80%) of the MFI for the Austin area.
- The activity benefits were made available to all clients because the activity was of a nature and/or in a location that it could be concluded that the activity's clientele would be primarily low- to moderate- income. Since all income eligible housing programs are administered through the City's Neighborhood Housing and Community Development Department, it can be concluded that available information provided upon request on affordable housing opportunities in Austin would naturally attract clientele, the majority of which have incomes no greater than 80 percent of the median family income for the Austin area.

## Section 2: Financial and Federal Reports

### Community Development Block Grant: CDBG

#### CDBG PROGRAM INCOME

**Federal Requirement:** If activities were undertaken during the program year that generated program income or revolving funds; program income from float funded activities; income from the sale of real property; other loan repayments, prior period adjustments; loans outstanding or written off; parcels of CDBG-acquired property available for sale; or lump sum draw-down payments, then narrative information must be provided in accordance with provisions of CDBG Handbook No. 7610.2 REV-2 pages 3-8 and 3-9, and exhibit 3b.

CDBG Program Income FY 2004-05	
Program Income receipted by the PJ (City of Austin Neighborhood Housing and Community Development), but returned by the subrecipient, Austin Housing Finance Corporation	\$347,216.69
Acquisition/Development	\$12,938.32
Anderson Hill	\$72,510.80
Homeowner Rehabilitation Loan Program	\$77,901.53
Neighborhood Commercial Management	\$71,033.46
Public Facilities	\$42,027.00
Homeless Shelter	\$13,972.97
Youth/Fair Housing Refunded	\$16,917.27
Program Administration	\$32,462.36
<b>TOTAL:</b>	<b>\$ 686,980.40</b>

## **Section 2: Financial and Federal Reports**

### **Community Development Block Grant: CDBG**

#### **REHABILITATION PROGRAMS**

**Federal Requirement:** For each type of rehabilitation program for which projects/units were reported as completed during the program year, provide a narrative description that identifies the type of program and the number of projects/units completed for each, the total CDBG funds involved in the program, and other private funds involved in the project.

Rehabilitation activities funded with CDBG funds are described in Section 3: Housing Projects Accomplishments under Owner-Occupied.

#### **NEIGHBORHOOD REVITALIZATION STRATEGIES**

**Federal Requirement:** All grantees that had HUD-approved neighborhood revitalization strategies will report progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting annual progress.

The City of Austin has no HUD-approved neighborhood revitalization strategies.



## Section 2: Financial and Federal Reports

### HOME Partnerships Initiatives Certifications

#### HOME PARTNERSHIPS CERTIFICATIONS

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##### HOME PROGRAM INCOME

**Federal Requirement:** Program Income is income received by a PJ, state recipient, or sub-recipient directly generated from the use of HOME funds or matching contribution. Program income includes, but is not limited to: proceeds from the sale or long-term lease of real property acquired, rehabilitated or constructed with HOME funds or matching contributions; income from the use or rental of real property; payment of principal and interest on loans made with HOME or matching funds, and proceeds from the sale of loans or obligations secured by loans made with HOME or matching contributions; interest on program income and any other interest or return on the investment of HOME and matching funds.

In fiscal year 2003-04, program income in the amount of \$275,129.67 was collected. Ten percent of the program income generated from these programs was used for program administration.

HOME PROGRAM INCOME	
Anderson Hill	\$23,907.55
Down payment Assistance	\$426,606.00
Program Administration	\$22,201.69
Tenant Based Rental Assistance Admin	\$58,335.75
Homeowner Rehabilitation	\$69,450.54
Acquisition/Development	\$353,569.59
Rental Housing Development Assistance	\$17,550.00
<b>TOTAL:</b>	<b>\$971,621.12</b>

## Section 2: Financial and Federal Reports

### HOME Partnerships Initiatives Certifications

#### OTHER HOME REPORTING REQUIREMENTS

**Federal Requirement:** HOME PJ's should submit Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)  
HUD Form 40107 Part III

#### Minority Business Enterprises (MBE)

	a. Total	b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non- Hispanic	e. Hispanic	f. White Non-Hispanic
A.Contracts:						
1.Number	9				9	
2. Dollar Amount	\$5,304,103				\$5,304,103	
B. Sub-Contracts:						
1.Number	113				20	92
2. Dollar Amount	\$2,962,543		\$ 2,000		\$1,075,086	\$1,885,457

#### Women Business Enterprises (WBE)

	a. Total	b. Women Business Enterprises (WBE)	c. Male
C. Contracts:			
1. Number	8		8
2. Dollar Amount	\$5,300,618		\$5,300,618
D. Sub-Contracts:			
1. Number	113	32	81
2. Dollar Amount	\$2,962,543	\$863,459	\$2,099,084

## Section 2: Financial and Federal Reports

### HOME Partnerships Initiatives Certifications

**Federal Requirements:** The results of on-site inspections of affordable rental housing assisted under HOME and an assessment of the City of Austin's affirmative marketing actions and outreach to minority and women-owned businesses.

***On-Site Inspections:***

All S.M.A.R.T. Housing applicants have complied with applicable accessibility or visitability requirements or are in process of making corrections to plans or construction. There has been one visitability waiver to date, and no repayment of S.M.A.R.T. Housing™ fee waivers to date due to non-compliance with accessibility or visitability requirements.

Please note that the original Voluntary Compliance Agreement required at least 4 inspections or plan reviews per year over a five year period ( a minimum of 20 reviews and/or inspections). Our contractor has performed accessibility reviews and/or inspections for 89 separate multi-family developments at 88 separate sites over the past five years. Here are the results:

- 20 sites were subject to Section 504 standards
- 60 sites have received final inspection for either Section 504 and/or Fair Housing/ADA/TAS standards
- 3 sites have repaid their loans or are no longer under an affordability period; these sites are therefore not subject to enforcement
- 4 sites received plan review services only since no federal funding or S.M.A.R.T. Housing assistance was provided.

This means that sixty-seven (67) sites are in compliance. Only two (2) sites had received final inspection when the Voluntary Compliance Agreement expired on September 30, 2002. Twenty-eight (28) sites had received final inspection by September 30, 2003. Fifty (50) sites had received final inspection by September 30, 2004.

**Affirmative Marketing Actions:** The City's efforts toward affirmative marketing in its housing programs are aimed at ensuring that eligible participants have ample access and opportunity for programs using federal funds. These efforts include marketing events through all media outlets, homebuyer fairs, community meetings, and subcontractor requirements. In addition, staff hosted several events to promote housing assistance programs available for eligible participants. New home sale guidelines have been adopted to market to residences in low to moderate income neighborhoods. Almost 800,000 people visited our website for housing information. (04-05)

## Section 2: Financial and Federal Reports

### HOME Partnerships Initiatives Certifications

The department also provided the following outreach:

- October 27, 2004: Realty Round Up. This event provides information income eligibility and homeownership opportunities citywide for first-time homebuyers.
- November 20, 2004: City Hall Grand Opening. Our office provided homeownership and affordable rental information to the citizens of Austin.
- January 15, 2005: Community Workshop on Housing Preservation in the East Cesar Chavez neighborhood
- February 19, 2005: Homebuyer Fair at Thurmond Heights. Promoted the department and housing programs.
- February 26, 2005: “Clean the Hood” neighborhood event, sponsored by City of Austin and East Cesar Chavez to clean East Cesar Chavez and Holly neighborhood area.
- April 15, 2005: Spring Spruce up day in Anderson Hill neighborhood.
- April 23, 2005: Community Spring Fest at Metz Elementary
- April 30, 2005: Operation Restore Hope in North East Austin
- May 7, 2005: NeighborFest: Promoted the department and housing and community development programs.
- May 21, 2005: Community Awareness rally in Springdale/Webberville area: Promoted the department and housing programs.
- August 6, 2005: St. John’s back-to-school event. Promoted the department and housing programs.
- August 8, 2005: Meet the Lender event. Provided an opportunity for prospective homebuyers to meet with lenders.

**Outreach to Minority and Women-Owned Businesses:** Contractors providing construction-related services were utilized by AHFC’s homeownership and rental development programs. AHFC solicited minority and women-owned businesses through advertisement and through letters mailed to the Hispanic Contractors Association, the Black Contractors Association, and Women in Construction. All AHFC contracts requiring construction include goals for minority and women-owned businesses. Provisions require good faith effort in achieving these goals, calculating contractor participation, and substituting contractors. Included in these provisions are the requirement to solicit through available means services from organizations who have the capability to perform the work of the contract; to provide interested contractors with adequate information about plans, specifications, and requirements of the contract in a timely manner allowing opportunity to respond to solicitations; and, negotiating in good faith with these respective contractors.

## HOME Match Report

## Part I Participant Identification

	Match Contributions for
	Federal Fiscal Year (yyyy)

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)
5. Street Address of the Participating Jurisdiction			4. Contact's Phone Number (include area code)
6. City	7. State	8. Zip Code	

## Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$
4. Match liability for current Federal fiscal year		\$
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$

## Part III Match Contribution for the Federal Fiscal Year

[illegible]

[illegible]



[illegible]



[illegible]

[illegible]

[illegible]

## Section 2: Financial and Federal Reports

### ESG Match

**Total ESG Grant Award: \$335,653.00. Total ESG funds allocated FY 2004-05: \$335,683.00**

The Emergency Shelters Grant (ESG) Program requires each local government grantee to match dollar-for-dollar the ESG funding provided by the U.S. Department of Housing and Urban Development (HUD). These matching funds must come from other public or private sources. For fiscal year 2004-2005, the City of Austin's preliminary ESG grant allocation is \$335,684. Thus, another \$335,684 will be needed from the City and the subrecipients/contractors for matching funds. Any of the following may be included in calculating the matching funds requirement: 1) cash; 2) the value or fair rental value of any donated material or building; 3) the value of any lease on a building; 4) any salary paid to staff to carry out the program of the recipient; and 5) the value of the time and services contributed by volunteers to carry out the program of the recipient at a current rate of \$5 per hour.

ESG-FUNDED CONTRACTOR	TOTAL ESG GRANT AWARD (10/1/03-9/30/04)	TOTAL MATCH FUNDS PLEDGED (10/03-09/30/04)	Staff Salaries	City or County Funds	Other Private Grants	TOTAL MATCH EXPENDED (10/1/04-09/30/05)
HHSD Grant Admin. (City of Austin)	\$16,750.00	\$16,750.00	\$25,719.57			\$25,719.57
Communicable Disease Unit (City of Austin)	\$60,000.00	\$60,000.00	\$75,150.00			\$75,150.00
Front Steps, Inc. (O&M)	\$218,903.00	\$218,903.00		\$205,966.68		\$205,966.68
Family Eldercare (Essential Services)	\$40,000.00	\$40,000.00			\$33,684.52	\$33,684.52
<b>TOTAL</b>	<b>\$335,653.00</b>	<b>\$335,653.00</b>	<b>\$100,869.57</b>	<b>\$205,966.68</b>	<b>\$33,684.52</b>	<b>\$340,520.77</b>

## Section 2: Financial and Federal Reports

### Homeless Continuum of Care

<p style="text-align: center;"><b>CONTINUUM OF CARE</b> <b>FY 2004-05 SUMMARY OF ACCOMPLISHMENTS</b></p>
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A number of City and community programs exist to address homelessness in Austin/Travis County. Together they form a continuum of services that range from preventing homelessness to assisting people who are in homeless situations or nearly homeless with obtaining permanent housing and achieving independent living.

The central coordinating body for health and human services in Austin/Travis County is the Community Action Network (CAN). Established in 1992, the purpose of the Community Action Network is to coordinate community resources in order to strategically address critical health and human service needs in Austin/Travis County.

The official CAN planning body for homeless issues and the lead entity for Continuum of Care planning is the Homeless Task Force (HTF). Established by the Austin City Council in 1996, the Homeless Task Force is responsible for assessing the needs of homeless individuals, reviewing existing services, identifying gaps and developing a strategic plan to address priority needs. In addition, the Task Force examines policy issues related to homelessness and makes recommendations to community decision-makers, such as the City Council. The Task Force also coordinates with other CAN planning bodies to systematically improve access to mainstream services.

The Homeless Task Force's *Comprehensive Plan for Addressing Homelessness*, approved by the Community Action Network in 1996, represented the community's roadmap for addressing homeless needs. Many goals from the 1996 Plan have been achieved. That Plan is also updated annually during Continuum of Care planning.

In 2003, in response to HUD's initiative and with support from the City of Austin, the Homeless Task Force formed a committee to develop a ten-year plan to end chronic homelessness. The plan, entitled ***Ending Chronic Homelessness in Austin/Travis County***, was approved by the Austin City Council in September 2004. In order to implement the plan, the Homeless Task Force created the End Chronic Homelessness Organizing Committee (ECHO Committee), to take the central role in moving the plan forward.

In addition to 'homeless-specific' planning efforts, the Homeless Task Force (HTF) actively participated, and continues to participate, in the Austin Housing Coalition (now called HousingWorks), District Attorney's Reentry Roundtable, Mayor's Task Force on Mental Health, and the Basic Needs Coalition, in order to coordinate planning efforts, align goals, and jointly develop resources for: affordable housing for persons with very low incomes, improved discharge planning from state correctional facilities, increased mental health services, and homelessness prevention efforts.

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### Homeless Continuum of Care

#### 2004 CONTINUUM OF CARE AWARDS

Sponsor	Program	Status	2004 Requested	2004 Award
The Housing Authority of Travis County	Shelter Plus Care	<b>new</b>	\$747,000	\$841,800
SafePlace	Supportive Housing Program	renewal	\$826,440	\$826,440
Caritas of Austin	ReEntry Program	renewal	\$313,926	\$313,926
LifeWorks	Supportive Housing Program	renewal	\$215,320	\$215,320
The Salvation Army	Passages Program	renewal	\$776,928	\$776,928
LifeWorks	Street Outreach	renewal	\$148,508	\$148,508
ATCMHMR	Austin Travis County HMIS-Service Point	renewal	\$78,533	\$78,533
Austin Travis County Mental Health Mental Retardation (ATCMHMR)	Safe Haven	renewal	\$348,007	\$348,007
Push-Up Foundations, Inc.	Women and Children's Transitional Housing	renewal	\$104,559	\$0
The Housing Authority of the City of Austin	Shelter Plus Care	renewal	\$320,832	\$337,296
The Housing Authority of Travis County	Shelter Plus Care	renewal	\$435,144	\$426,156
<b>2004 TOTAL</b>			<b>\$4,315,197 requested</b>	<b>\$4,312,914 awarded</b>

#### CURRENT CHRONIC HOMELESS STRATEGY

An estimated 583 chronically homeless persons live in Austin/Travis County on any given day. On the night of the community's homeless count, 185 of these persons were in shelter. Current strategies to end chronic homelessness evolved from the Homeless Task Force's 10-year plan *Ending Chronic Homelessness in Austin/Travis County*, which was approved by the City Council in September 2004 (although the Homeless Task Force began implementation of many strategies prior to that date). The End Chronic Homelessness Organizing (ECHO) Committee was established to play the central role in furthering the major recommendations of the plan. The overall purpose of the ECHO Committee is to identify specific strategies and to oversee ongoing planning and implementation; it accomplishes this through four subcommittees: Planning & Evaluation, Prevention, Exiting, and Systemic Issues. Strategies that are currently being implemented include the following:

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### Homeless Continuum of Care

**Outreach:** Many chronically homeless individuals are reluctant to participate in services due to prior bad experiences, fear of victimization or substance abuse and/or mental health problems. Outreach is a critical strategy in identifying these individuals and helping them develop trust. At the community level, service providers outreach in order to engage chronically homeless persons and link them to services. Street outreach efforts include the following:

- 1) ATCMHMR ACCESS Program, which is based at the Austin Resource Center for the Homeless (ARCH), conducts street outreach throughout Austin; enhanced outreach to chronically homeless persons is occurring through a partnership with the Downtown Rangers (downtown patrol) to direct homeless persons with mental illness to services.
- 2) LifeWorks conducts outreach to unaccompanied homeless youth in Central Austin and Northeast Austin and operates a drop-in center that offers health care, meals, and case management support.
- 3) The City of Austin Community Care Services Department Health Care for the Homeless project conducts outreach through mobile medical and dental vans.

**Substance abuse treatment services:** Substance abuse problems affect approximately 45% of homeless single adults. Treatment services in Austin are extremely limited, however, and persons who are homeless must compete with other indigent persons for the few available slots. Those who cannot access services on demand are generally forced back to the streets to wait until a slot becomes available. As a result, many persons relapse before the system can respond. Actions to address this problem include:

- 1) Designated City and County funds for substance abuse treatment services for the homeless; ATCMHMR operates the local Managed Services Organization (MSO) to ensure efficient use.
- 2) Substance abuse treatment options through the Downtown Austin Community Court, which oversees Class C misdemeanor cases and directs offenders to services related to their offense.
- 3) Ongoing support for Push-Up Foundations' transitional housing for women needing substance abuse treatment

**Expansion of HMIS Usage:** The participating homeless service providers have configured the system to collect data on the chronically homeless population, as well as information regarding whether persons have been discharged from a hospital, jail, mental health facility, or other public system in the past six months.

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### Homeless Continuum of Care

**Alternative emergency shelter:** For many reasons described above, chronically homeless persons often do not use traditional shelter facilities. Current efforts to provide alternative shelter include:

- 1) Ongoing support of Austin Travis County MHMR's Safe Haven.
- 2) City funding for the operation of the Austin Shelter for Women and Children and the SafePlace shelter to serve homeless single adult women.
- 3) City funding for the 100-bed low demand shelter at the ARCH as part of a strategy to increase access to appropriate shelter and reduce the length and frequency of shelter stays.

**Transitional housing and case management:** Many homeless persons need time and support to develop the skills and resources necessary to attain or regain self-sufficiency. Transitional housing programs can help chronically homeless persons stabilize and successfully move from the streets to permanent housing. Current efforts to maintain transitional housing options in the community include:

- 1) Ongoing support of the Caritas ReEntry Program, which provides transitional housing and case management support for single adults and serves primarily persons who are chronically homeless (80%).
- 2) Ongoing support for the Passages Program, LifeWorks Supportive Housing Program, Push-Up Foundations, Women and Children's Supportive Housing Program, and the SafePlace Supportive Housing Program – all of which offer transitional housing and case management to single adults.

**Permanent housing:** Lack of affordable housing and permanent supportive housing continues to be a barrier for chronically homeless persons. The local housing authorities have retained a “preference” for persons with disabilities; however, criminal and credit/debt histories are often additional barriers. Current permanent housing efforts include:

- 1) Shelter Plus Care programs serving persons with disabilities (mental illness, HIV/AIDS); two renewal projects are included in this application.
- 2) Garden Terrace 85-unit SRO project is fully occupied; a new SRO program is under development
- 3) A new permanent supportive housing program for chronically homeless persons is included in this application as the number one priority.

In addition to the above strategies to address the housing needs of chronically homeless persons, the ECHO Committee is working towards the goal of adding 50 units of permanent supportive housing per year. The committee is also researching the use of



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### Homeless Continuum of Care

boarding homes as an option for chronically homeless persons. Furthermore, ECHO Committee and Homeless Task Force members are actively participating in the Austin Housing Coalition's effort to gain support for a \$75 million bond package to create affordable housing.

#### Coordination

The Austin/Travis County Continuum of Care covers the City of Austin and Travis County, Texas. The main entity responsible for planning and developing resources to address homelessness in the community is the Homeless Task Force. The City of Austin's Health and Human Services Department provides staff support to the HTF. The City HHSD and the Travis County Health and Human Services and Veterans' Services Department coordinate their planning for investing City and County social service funding and ESG funds with the HTF. The City's Neighborhood Housing and Community Development Office consults with the HTF when allocating federal CDBG, HOME, HOPWA and local housing funds. In short, planning and evaluation of homeless services occur in a well-functioning coordinated process among the HTF, the City, and the County. This process was utilized when developing the local plan to end chronic homelessness and is aligned with the Continuum of Care plan and the Consolidated Plan.

<b>Ending Chronic Homelessness ACCOMPLISHMENTS FY 2004-05</b>
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The Homeless Task Force, with continued support and direction from the City, continued implementation of the 10-year plan *Ending Chronic Homelessness in Austin/Travis County*. The major recommendations of the plan are included in the City's Consolidated Plan, and the entire plan was approved by the City Council in September 2004. In order to accomplish the goals of the plan and ensure ongoing leadership in implementation, the Homeless Task Force established the End Chronic Homelessness Organizing Committee (ECHO). The City of Austin has committed staff support for the ECHO Committee. Other projects initiated and/or completed over the past year include:

**Healthcare for the Homeless Project:** The City of Austin Community Care Services Department worked closely with the HTF to successfully receive federal funding for this new project, which was fully implemented over the past year. This project provides medical care at the full primary health care clinic at the Austin Resource Center for the Homeless and at two satellite clinics; a mobile medical office and the mobile dental van provide street-level outreach and services.

**New Shelter Plus Care Program:** The Housing Authority of Travis County and Austin Travis County MHMR Center implemented a new Shelter Plus Care Program, which provides 20 vouchers to persons who fit the definition of chronically homeless. This project

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### Homeless Continuum of Care

represents the community's first permanent housing specifically targeted to chronically homeless persons.

**Expansion of Day Resource Center and Shelter Services:** The Austin Resource Center for the Homeless expanded its services to offer a day sleeping program. The Salvation Army expanded its capacity to serve 15 single adult women. The ATCMHMR Safe Haven Program moved to an enhanced facility.

**Efforts to Help Increase Income:** Goodwill Industries and WorkSource, the local workforce development agency, provide outreach and services at the Austin Resource Center for the Homeless. The City of Austin dedicated funding for a full-time staff person to begin the Representative Payee Program, a strategy for increasing access to SSI and SSDI benefits.

**Annual Stand Down:** The Annual Stand Down is a full-day fair for homeless individuals to access service provider information. At the September 2004 Stand Down, approximately 40 organizations and 545 homeless persons, many of whom were chronically homeless, participated.

**HMIS Usage:** The HMIS usage increased to nearly full participation by housing and homeless services providers. Over the past year, information for more than 8,600 unduplicated clients was entered into the HMIS system. The HMIS Project Coordinator provided ongoing technical assistance and support in order to encourage full participation by providers as well as to make the HMIS data increasingly useful.

<b>REMAINING OBSTACLES</b>
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The Homeless Task Force has identified the following obstacles to ending chronic homelessness:

**Continued affordable housing crisis**

Austin is the most expensive city in the state for both homeowners and renters; housing prices increased over 71% between 1990 and 1998. Development costs are higher in Austin than elsewhere in Texas and property tax increases are outpacing the rise in income, thereby displacing many lower income residents. Housing authorities have faced budget cuts along with cuts in the number of housing vouchers. Currently, the Housing Authority of the City of Austin operates 1,929 public housing units with 4,000 persons on the waiting list.

**Barriers to housing**

Many chronically homeless persons face significant barriers, in addition to economic, when trying to access permanent housing. Criminal histories, poor credit reports, discrimination, and past utility debts are some of the issues confronted. A 2002 HUD study found that approximately 25% of African Americans and Hispanics encountered housing discrimination in Austin. Increasing energy costs have contributed to significant increases in requests for

## Section 2: Financial and Federal Reports

### Homeless Continuum of Care

emergency rent and utility assistance; United Way 2-1-1 Texas reported a 27% increase in requests for utility assistance since 2003.

#### Inadequate medical and mental health care

Changes to Medicaid and indigent health care coverage programs have resulted in an increase in demand for alternative medical and mental health services. In addition to cutting state funding, the Texas legislature limited the adult priority population that can be served by local mental health authorities. Since 2003, United Way 2-1-1 Texas reported a 76% increase in requests for indigent healthcare coverage; 70% increase in requests for dental care; 43% increase in health care referrals, and 22% increase in requests for mental health services.

#### Limited livable wage employment opportunities

Austin housing prices have outpaced wage growth in the region for the past decade: median home prices rose 69% while per capita income grew only 56% between 1993 and 2003. Although unemployment rates remain at about 5.5%, there were 692 layoffs reported to WorkSource for the Austin area in February 2005, which is more than three times the number of lay-offs reported in February 2003. Persons with limited incomes face extreme barriers to finding safe affordable housing. A person with SSI benefits receives about \$552 per month; the market rent for a one-bedroom unit in Austin is \$686.

#### CHANGES IN THE TOTAL NUMBER OF CHRONICALLY HOMELESS PERSONS FY 2004-05

Number of chronically homeless persons	
	Point in time count
2004	569
2005	258

Number of permanent beds for chronically homeless persons			
	Permanent beds as of Jan	Permanent beds Net Change	End of Year TOTAL
2004	0	20	20
2005	20		

The change in the total number of chronically homeless persons from 2004 to 2005 is due primarily to the changes in methodology utilized for the count.

#### Integrating Homeless Services Efforts

The Homeless Task Force and numerous groups in the community developed the Plan to End Chronic Homelessness. That plan will continue local efforts to provide services that will help individuals to exit homeless situations. The HTF and the City are also working closely with the Regional Coordinator for the federal Interagency Council on Homelessness.

## **Section 2: Financial and Federal Reports**

### **Homeless Continuum of Care**

The service providers continue to participate in the Homeless Management Information System (HMIS). The community is working toward full participation by all providers of homeless services, and target dates for various groups have been set.

The HTF continues to address homelessness prevention by working to ensure that hospitals, mental health institutions, jails, prisons, and the foster care system conduct adequate discharge planning activities that exit no one into a homeless situation. The Austin/Travis County community also has a well-coordinated system of “basic needs” service providers who work together to provide emergency assistance (food, rent assistance, and utilities assistance) to help people remain in their homes. That Basic Needs Council also uses the local HMIS system, increasing linkages even further.

The HTF, service providers, and the City continue to work to link homeless individuals with the mainstream programs for which they qualify.

The HTF continues to engage and work collaboratively with the City’s Neighborhood Housing and Community Development Department, private housing developers, and housing providers to develop and operate permanent supportive housing that is affordable.

The HTF, service providers, City of Austin, and CAN members will continue to integrate the local Continuum of Care plan, the Chronic Homelessness Plan, and the Consolidated Plan/Action Plan as they work together to address and end homelessness

## Section 2: Financial and Federal Reports

### HOPWA: Housing Opportunities for People with AIDS

**HOPWA Specific:** All grantees receiving HOPWA must submit narrative information addressing.

**Question 1: An analysis of the extent to which HOPWA funds were distributed among different categories of housing needs identified in its approved Consolidation Plan.**

Each year, HOPWA funds have been expended according to the Consolidated Plan. Of the different categories of housing need, the Austin-area clients identified Rent, Mortgage, and Utility Assistance, Transitional Housing, and Residential Supportive Services as their highest housing priority. As such, the available housing funds are being allocated to the services most needed and valued by the clients.

In addition to HOPWA funds, Austin residents living with HIV/AIDS and their families may also qualify for a range of housing services offered to income-eligible households through other Neighborhood Housing and Community Development Office programs. These include rental and homeownership programs for residents earning low to moderate incomes. People living with HIV/AIDS may also benefit from an increased number of homes/ apartments that are accessible, adaptable, and accessible to visitors. This increase is due to City policies that offer S.M.A.R.T. Housing™ incentives to builders/developers.

**Question 2: An overview of activities carried out, barriers encountered, actions in response to barriers, and recommendations for program improvement. For example, a grantee could describe difficulties that were encountered in implementing the program based on a review of residents' concerns and the actions taken to address those concerns. Recommendations for program improvements should include ideas for procedural, regulatory, and other changes and describe how such changes would benefit eligible persons and/or improve administrative efficiency. Grantees that select project sponsors also should address how grant management oversight of sponsor activities was undertaken, including how recipients of such assistance were chosen and what services provided. (AHOA, Sec. 862 and 24 CFR 91.520(a) and (e)).**

#### **Rent, Mortgage, and Utility Assistance for People Living with HIV/AIDS**

**Activity Description:** This project provides partial or whole monthly payments, depending on actual needs, to People Living with HIV/AIDS (PLWH/A). The money is paid directly to landlords and utility companies on behalf of eligible clients and their families to prevent them from becoming homeless or being without essential utilities.

**Barrier:** The five area HIV providers were collecting data on client expenses in different ways which resulted in inconsistent amounts of assistance. Providers also were not always determining if a client could pay part of the rent or utility assistance.

**Action:** After several consortium meetings, the providers agreed on a uniform client income/expense sheet and to always assist a reasonable amount of client contribution towards rent and utility payments.

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### HOPWA: Housing Opportunities for People with AIDS

**Barrier:** Clients with private health insurance continue to see increases in premium and medication co-payments and unexpected costly medical visit co-payments so it is more difficult for them to manage their budget.

**Action:** AIDS Services of Austin secured additional assistance through Best Single Source Program as temporary help with rent and utility assistance so client income can go toward these medical expenses. There is no long-term assistance for this type of client need.

**Barrier:** City of Austin Energy has a new policy with respect to deferred payment plans and application fees that will result in increased cutoff of client utilities. This will make it difficult for clients to follow their medical treatment plan and maintain a sanitary housing environment.

**Action:** HOPWA providers now have a representative at the CAN/CAPS committee that is working toward modifying Austin Energy cutoff and deferred payment plan policies to prevent low-income clients from losing access to utility services.

**Barrier:** There is insufficient Section 8 Housing and Public Housing available to eligible candidates.

**Action:** Case managers work closely with clients to ensure that those who are eligible apply for Section 8 and Public Housing when the lists are open. Case managers monitor the Section 8 and City of Austin public housing wait lists to see that clients accept the vouchers when they are available. Also, case managers work with clients to ensure attendance at appointments with the Housing Authority, advocate for clients when in the appeal process, and advocate for clients with disabilities by requesting that their application is prioritized on Housing Authority and Section 8 wait lists.

**Recommendation:** According to CBO input, this community needs to consider a housing specialist to network/advocate for affordable housing in the Travis County area. There is a need for a task force to seek housing funding in addition to HOPWA and to develop more accessible resources for affordable housing. The task force should include representatives from MHMR, Section 8, Caritas, HUD, and The Austin Housing Authority.

#### Residential Support Services

**Activity Description:** This project provides transitional and permanent housing with supportive services in facility-based projects and scattered-site apartments. Eligible clients and their families are low or very low-income. Supportive services include: meals (facility based only), counseling, relapse prevention support, client advocacy, transportation, and assistance with obtaining permanent housing.

**Barrier:** The wait list and application process for Section 8 and Public Housing is lengthy and difficult to navigate..

**Action:** Housing program coordinators assist clients in navigating the complex system of public housing. They supply information of how to apply, assist in following up with wait lists, appointments and all the required documentation. Coordinators also advocate for

## Section 2: Financial and Federal Reports

### HOPWA: Housing Opportunities for People with AIDS

clients who may have criminal backgrounds that would impede or slow down the process of acceptance.

**Barrier:** Clients with substance abuse histories are more susceptible to relapse and subsequently to lose housing when forced to live in public housing complexes where drug use is prevalent. There are limited Public Housing units that are relatively drug-free.

**Action:** When clients are given their public housing assignment and find that it is going to be difficult for them to stay clean and sober, they may be able to change the assignment with the help of advocacy from program coordinators. This may not be possible for many people so clients are encouraged to continue to utilize and increase their harm reduction strategies and stay connected with their support systems to decrease the likelihood of relapse or homelessness due to drug use. If clients refuse their assignment, staff will assist in providing resources for affordable fair market housing or alternative housing.

**Barrier:** Clients with criminal histories and/or outstanding utility bills are not able to access Section 8 Housing.

**Action:** Program coordinators advocate for clients to establish utility payment plans and offer referrals for utility assistance while they are still living at the housing program so they may be able to have utilities when they move into public housing. Coordinators also will write letters of support for clients with criminal backgrounds and offer a reference of good residency if possible.

**Barrier:** Clients with chronic mental health issues may be unable to maneuver through the paperwork required to apply for stable housing. They may have other issues (fear of the public, severe depression) that preclude them from following through with the application and interview processes.

**Action:** Program coordinators develop a transition plans that include assisting clients in accessing mental health support. They also assist them in the housing application process, attend housing hearings as advocates and be supportive of their emotional needs during the transition process. If a client requires more support due to a mental health condition, they may delay their application until they are stable and able to proceed.

**Recommendation:** No recommendations noted.

**Question 3: Information on what other resources that were used in conjunction with HOPWA-funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations. If not already addressed in the general performance report narratives, HOPWA grantees also should indicate how activities were carried out in collaboration with related programs, including consultations or coordination of planning with clients, advocates and entities that administer programs under the Ryan White CARE Act, AIDS Drugs Assistance Programs, Continuum of Care Homeless Assistance Programs, or other efforts that assist person living with HIV/AIDS and their families.**

## **Section 2: Financial and Federal Reports**

### **HOPWA: Housing Opportunities for People with AIDS**

#### **Rent, Mortgage, and Utility Assistance for People Living with HIV/AIDS**

Because housing needs far exceed supply, other funding sources have been sought.

Resources have come from the following:

- (1) Eligible AIDS Services of Austin clients receive rent, mortgage and utility assistance through the Best Single Source Program funded by the City of Austin and Travis County through the Basic Needs Coalition. Clients must have an income at or above 200% of the federal poverty guideline and a temporary, unexpected financial need that, with sufficient assistance, will allow clients not to request further assistance for the remainder of the calendar year. This extends housing assistance to clients who typically are ineligible for any or sufficient assistance through HOPWA and who are very likely to become self-sufficient in maintaining housing stability.
- (2) AIDS Services of Austin and Austin Travis County MHMR have a collaborative contract with the Austin Housing Authority called Shelter Plus whose purpose is to serve those clients homeless by the HUD definition. ASA is allowed a limited number of housing slots that allow homeless to bypass the Section 8 wait list.
- (3) AIDS Services of Austin participates in the CAPS program through Austin Energy for utility payment allocations to avoid cutoff of client utilities.
- (4) Project Transitions contributed \$160,000 of its own general funds for housing related services
- (5) Clients who can afford to pay a portion of their monthly housing / supportive services costs. A sliding-scale fee structure is used to assess how much these clients can contribute. Program income is retained by the HOPWA subcontractors and used to provide additional services. Case managers assess client need for rent/mortgage/utility assistance and request that clients pay a portion of the rent/mortgage/and utility assistance when feasible.

The City of Austin's HOPWA program is one of six HIV-related grant programs that provide services under 20 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White-Titles I, II, and III; State of Texas HIV Health and Social Services; and HOPWA-HUD. Collectively, this represents a community HIV program of services valued at over \$7.1 million annually. In the Austin area, only one HIV services Priority List - authored by the Austin Area HIV Planning Council based on an EMA-wide comprehensive needs assessment— is generated. By allocating grant funds to services with respect to this community-wide priority list, additional contributions from grant allocations, private funds, and in-kind contributions are effectively targeted, and duplication or gaps in services is minimized.

Case managers at HOPWA provider agencies providing rent and utility assistance leverage resources by providing case management services through HIV grant-related funds; through volunteers who assist with client moves to more stable housing; through use of emergency or special funds to pay for housing deposits and documents required to secure low-income housing; and through the use of agency vans or cars, when available; to transport clients applying for housing-related resources;



## **Section 2: Financial and Federal Reports**

### **HOPWA: Housing Opportunities for People with AIDS**

#### **Residential Support Services**

Supportive Housing staff work actively with case managers at ASA, CARE, ALLGO and HIV Services for client case management needs. Transportation and pick-up for the ASA and Wright House food banks is provided. The staff has created a resource directory that contains information about available community resources, including food, clothing, education, employment, children's needs (schools, immunizations, etc), transportation options, housing options, mental health resources, etc. and make contacts and referrals as needed. Staff and interns work to coordinate services as well with Child Protective Services, the City of Austin Housing Authority, Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system.

The City of Austin's HOPWA program is one of six HIV-related grant programs that provide services under 20 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White-Titles I, II, and III; State of Texas HIV Health and Social Services; and HOPWA-HUD. Collectively, this represents a community HIV program of services valued at over \$7.1 million annually. In the Austin area, only one HIV services Priority List - authored by the Austin Area HIV Planning Council based on an EMA-wide comprehensive needs assessment— is generated. By allocating grant funds to services with respect to this community-wide priority list, additional contributions from grant allocations, private funds, and in-kind contributions are effectively targeted, and duplication or gaps in services is minimized. Most services funded through the five HIV related grant programs complement housing services by meeting other client needs in order to help stabilize housing. Basic Needs funding through the City of Austin was used to assist clients who do not qualify for HOPWA assistance or who need additional assistance with rent and utilities.

**Question 4: For Continuum of Care narrative: Actions taken to address the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families). This narrative should include a summary of actions taken during the program year to develop and implement a Continuum of Care strategy for the homeless, i.e. actions taken to prevent homelessness, to address the emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets), to help homeless persons make the transition to permanent housing and independent living. (This should include new Federal resources obtained during the year from the Continuum of Care Super NOFA to prevent homelessness, address emergency and transitional housing needs of homeless individuals and families, and to help homeless persons make the transition to permanent housing (24CFR 91.220(e), 91.320(e), and 91.520).**

The Austin area HIV/AIDS service providers do not have adequate resources to address the entire continuum of care, i.e. homeless, public housing, low-income housing, or permanent housing. Therefore, priority is placed on rent, mortgage, and/or utility assistance; transitional housing; and housing with supportive services. All of these programs utilize housing assistance to enable clients to enter into and remain in medical care and/or other social services.

## **Section 2: Financial and Federal Reports**

### **HOPWA: Housing Opportunities for People with AIDS**

A recent assessment of needs found that of the clients living with HIV/AIDS surveyed approximately twenty-five percent (25%) were near homelessness. Because of this, the HIV Planning Council set “helping to maintain adequate and stable housing” as a priority for HOPWA and Ryan White I funds – and directed HIV-service providers to concentrate their financial resources to do so as well. (See Chart 2.4-1 for accomplishments.)

One of the HOPWA providers, the Communicable Disease Unit-HIV Services Homeless program specializes in case managing the homeless. These case managers provide regular outreach to Salvation Army and have developed referral networks at the ATCHHSD homeless clinic located at the Salvation Army, at the ATCHHSD David Powell Community Health Center which serves Austin area HIV population and at area hospitals. Many of the homeless have just been recently incarcerated so housing options are limited. The case managers locate transitional housing with decent living quarters and kitchen facilities in order to house the homeless. In an effort to move client to more stable, long-term housing, staff depend on referrals to individuals who are looking for roommates or to churches who offer reasonable housing through their congregations or programs. It is mandatory that clients attempt to find housing on a daily basis in an effort to increase their skills at becoming self-sufficient.

Homeless clients are referred to the Shelter Plus Program, Section 8 Housing, Public Housing, the Reentry Program through Caritas, the Passages Program through Salvation Army, ATCMHMR Housing Program, boarding homes, and, for emergency housing, the Salvation Army and local motels. There is no publicly funded supportive housing available. Individuals who are unable to care for themselves can obtain short-term respite through Doug’s House (a Project Transitions’ program) and the medical unit of the Salvation Army. There is limited supportive housing offered through Project Transitions’ Roosevelt Gardens. There is a housing specialist (Community Housing Program) employed by PT who works with case managers at ASA to find permanent housing for clients. However, this is not for emergency housing and there are waiting lists for this service. ASA offers short-term home health aide services to all eligible case managed clients living in private homes or at Roosevelt Gardens. Additionally, case managers link clients with Care Teams to provide clients with needed support.

At ASA, clients are assessed at intake for potential substance abuse issues, mental health issues and/or difficulties with homelessness. Clients are assigned to an appropriate level of case management services in order to provide the level of intervention to address their individual needs. Case managed clients in Intensive Case Management and Targeted Case Management are monitored closely to minimize housing crises.

The case managers representing the agencies providing HOPWA assistance met several times during this time period to discuss the rental market in Austin and surrounding counties and accessing resources. Affordable private housing for clients with limited incomes is practically nonexistent in the current market. We do not provide affordable housing but actively refer clients to Section 8 (when application process is open), public housing through the Austin Housing Authority and Travis County Housing Authority, and HUD-subsidized apartments. Some agencies maintain an updated apartment listing of affordable apartments in the Austin area.

## **Section 2: Financial and Federal Reports**

### **HOPWA: Housing Opportunities for People with AIDS**

Persons who are homeless who enter supportive housing have a great need for emotional and physical support. Initially, the program provides stable shelter and food. The staff then works with the resident on other issues affecting the homeless, including acquiring household belongings, clothing, other food resources, and health care. The secondary issue, although as important, is providing the psychological and emotional support that assists the resident in learning how to function in a non-threatening environment.

Residents who are not homeless, but require supportive housing, are served by the environment that provides monitoring of their physical and mental health. Physical support for persons who are ill is available through meals and meal delivery, transportation to food sources, and food pick-up. The staff awareness of a resident's physical condition provides a safety net so that other service providers can be made immediately aware of increasing health needs. Additional support for residents with mental health conditions is provided by staff assistance with daily responsibilities and commitments, such as paying bills, remembering appointments, etc. In addition, behavior that places a resident at risk of losing housing in a mainstream environment can be addressed quickly by supportive housing staff and problem-solving measures can be taken before housing is lost.



## SECTION 3

# HOUSING REPORTS AND ACCOMPLISHMENTS



Housing Reports

Housing Accomplishments

## **Section 3**

### Housing Reports

## Section 3: HOUSING ACCOMPLISHMENTS

### Affordable Housing Report

**Federal Requirements:** Evaluation of progress in meeting the specific objective of providing affordable housing, including the number of extremely low-income, low income, and moderate-income renter and owner households assisted in fiscal year 2004-05 and the number of households assisted with housing that meets the Section 215 definition of affordable housing for rental and homeownership. This summary of progress includes a comparison of actual accomplishments with proposed goals for the 2004-05 reporting period, efforts to address “worst-case needs”, and the accessibility needs of persons with disabilities.

CONTINUUM OF HOUSING	PROGRAMS/PROJECTS/ ACTIVITIES	FUNDING SOURCE	AP 04-05 PROJECTED	AMOUNT AVAILABLE	PROJECTED HH SERVED	TOTAL AMOUNT EXPENDED FY 04-05	ACTUAL HH SERVED
Homeless/ Emergency Shelter	Shelter Operation and Maintenance	ESG	\$ 218,903	\$ 218,903	1200	\$ 181,292	5953
	Homeless Essential Services		\$ 100,000	\$ 118,444	1120	\$ 109,328	267
	Transitional Housing (Homeless)		\$ -	\$ 27,377	N/A	\$ 27,377	N/A
Assisted Housing	Tenant-Based Rental Assistance	HOME, HOME PI	\$ 665,000	726,398	82	\$ 433,598	97
		HTF		177,361		\$ 75,829	
	Housing for People with HIV/AIDS: Rent, Mortgage, and Utility Assistance Residential Support Services	HOPWA	\$ 683,105	\$ 683,105	632	\$ 652,437	469
			\$ 299,910	\$ 299,910	35	\$ 230,517	47
Rental Housing	Rental Hsg. Development Assistance	HOME, HOME CHDO,	\$ 1,078,298	\$ 3,156,621	133	\$ 604,743	84
		GF-CIP, HTF	\$ 500,000	\$ 1,846,876		\$ 643,981	59
	Architectural Barrier Program	CDBG	\$ 168,000	\$ 480,724	150	\$ 358,753	141
	Anderson Hill Redevelopment (rental)	HOME	\$ 1,780,028	\$ -	0	\$ -	0
	Voluntary Compliance	GF-CIP	\$ -	\$ 44,000	0	\$ 31,076	2509 Rev/Insp
Homebuyer Services	Down Payment Assistance Acquisition & Development	HOME, HOME PI, ADDI	\$ 2,341,766	\$ 2,413,193	182	\$ 1,362,826	180
		CDBG- Rev Loan; HOME- CHDO, Match, PI	\$ 4,045,309	\$ 1,241,975	92	\$ 2,656,394	19
		GF-CIP, HAF, HTF	\$ 2,880,000	\$ 2,180,794		\$ 1,650,490	4
	CHDO Capacity Building	HOME	\$ 125,000	\$ 125,000	20	\$ 107,012	15
	Anderson Hill Redevelopment Juniper/Olive Street Townhomes Homeownership	PI (CDBG)	\$ -	\$ 2,243,453	6	\$ 381,333	2
		PI (CDBG), PI(HOME)	\$ 453,332	\$ 397,099	0	\$ 137,801	
Owner-Occupied	Architectural Barrier Program	CDBG	\$ 926,495	\$ 2,200,083	350	\$ 1,124,866	348
	Emergency Repair Program	CDBG	\$ 1,000,000	\$ 1,191,505	475	\$ 1,163,210	616
	Homeowner Rehabilitation Loan Program	CDBG, CDBG Rev Loan, HOME	\$ 2,891,094	\$ 3,942,261	28	\$ 811,155	7
		HAF	\$ 200,000	\$ 50,000		\$ 1,750	
	Materials Grants Program	HTF, HAF	\$ 97,253	\$ 109,364	25	\$ 20,118	24
	Housing Rehab Challenge Fund	HTF	\$ 300,000	\$ 300,000	N/A	\$ -	N/A
	Lead-Based Paint Program	LHCG	\$ 745,327	\$ 867,548	62	\$ 650,200	55
S.M.A.R.T.™ Housing	S.M.A.R.T.™ Housing Review Team S.M.A.R.T.™ Housing Initiative Austin Energy Repayment	GF-CIP	\$ 500,000	\$ 1,154,650	1,500	\$ 738,959	1725
		EDI	\$ 250,000	\$ 222,173	N/A	\$ 41,216	
		GF-CIP	\$ 560,000	\$ 560,000	N/A	\$ 246,000	
Housing Bond Programs	Single Family Bond Programs	Bonds	\$ 22,103,775	\$ 22,103,775	192	\$ -	140
	Multifamily Bond Programs	Bonds	\$ -			\$ -	87
<b>TOTAL Households Served: All Housing Programs/ All Funding Sources *</b>			<b>\$ 44,912,595</b>	<b>\$ 49,082,592</b>	<b>6,284</b>	<b>\$ 14,442,261</b>	<b>10,339</b>

\*These financial number totals do not include Administration costs.

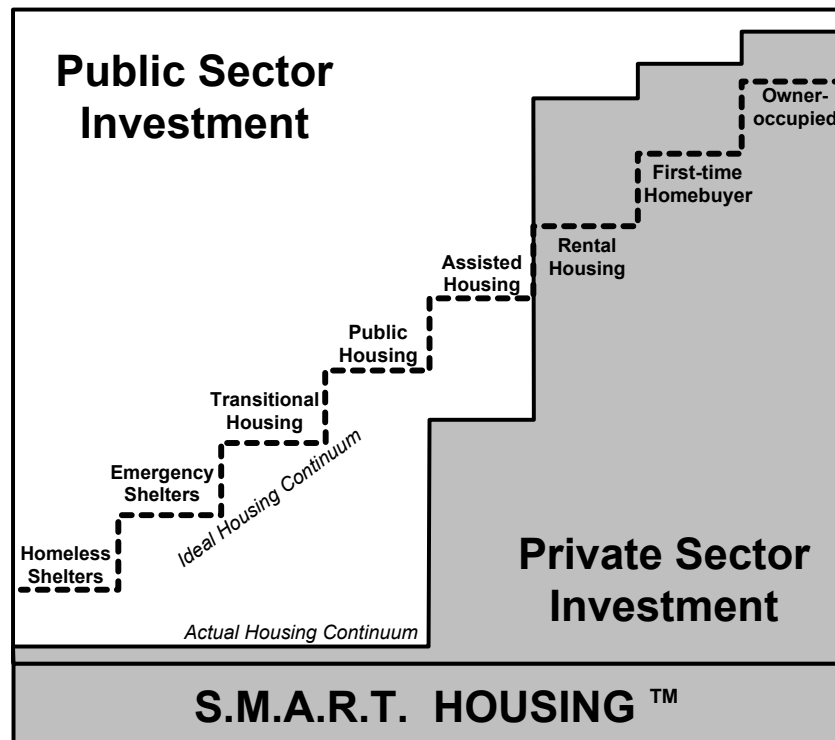
## Section 3: HOUSING ACCOMPLISHMENTS

### Continuum of Housing

It was recognized the Housing Continuum established in the 2000-2005 Consolidated Plan remains a valid tool for classifying housing needs. As needs and strategies to address the needs were discussed, it became clear these issues cluster around each stage of the housing continuum. In an effort to coordinate services, improve housing services for City of Austin residents, and better leverage housing resources, the City of Austin developed a continuum of housing services.

#### NHCD Continuum of Housing

This Continuum serves as the framework for investment to coordinate housing programs through the community and to assist residents in moving into the private housing market.



The continuum uses S.M.A.R.T. Housing™ as its foundation and extends across eight categories: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, homebuyer housing, and owner-occupied housing.

The City uses this framework to

assess housing needs and encourage the development of programs to address gaps or complement private and nonprofit sector activities. Coordination of services in order to create a “stairway to self-sufficiency” serves as the foundation of an investment strategy for housing activities. This housing continuum provides a framework for collaboration and partnerships among formerly competing interests.

After review of community needs and HUD’s definition of prioritization, the City determined that each category of the Housing Continuum is considered a high priority for funding. HUD defines high priorities as those programs that will be funded in a program year. Medium priorities are those that will only be funded if funding becomes available, and low priorities are those that will not be funded in a program year. The City of Austin has determined that while infrastructure is a need in the community and an eligible expense of CDBG funds, CDBG funds will be used instead for housing and community development. Therefore, infrastructure is a low priority in Austin.

## Section 3: HOUSING ACCOMPLISHMENTS

### Affordable Housing Report

#### **S.M.A.R.T. Housing™ Initiative**

The City of Austin's S.M.A.R.T. (Safe, Mixed- Income, Accessible, Reasonably-Priced, Transit- Oriented) Housing™ initiative creates "reasonably priced" housing units that meet Green Building standards. The S.M.A.R.T. Housing™ Initiative offers 100 percent fee waivers for developments in which at least 40 percent of the units meet the "reasonably priced" standard, by serving families at or below 80 percent Median Family Income who spend no more than 30 percent of their gross income (including utilities) on housing.

The City's goal is for at least 40 percent of all S.M.A.R.T. Housing™ units to be reasonably priced. Staff attains this goal by providing City assistance with faster plan reviews, fee waivers, and advocacy for applicants. Staff also provides affordability impact statements detailing the potential impact of proposed ordinances, plans and rules on housing affordability. Fees waived for S.M.A.R.T. Housing™ developments include zoning, site plan, subdivision, building permit, construction inspection, and capital recovery fees. The annual fee waiver authorization for S.M.A.R.T. Housing™ is 1,000 Living Unit Equivalents (LUE). A single-family home constitutes one (1) living unit equivalent. A multi-family unit generally equals 1/3 living unit equivalent due to the lower per-unit cost of capital recovery fees.

During fiscal years 2000-2001 and 2001-2002, the City of Austin waived \$3,535,018 in fees for S.M.A.R.T. Housing™ developments. As of March 2004, more than 16,513 units have been certified to participate in S.M.A.R.T. Housing™. Over 60% of total certified units are reasonably priced, exceeding the original goal.

S.M.A.R.T. Housing™ encourages developers to provide a percentage of reasonably priced housing by offering development fee waivers, special development review times, and advocacy. While the initial benefit is directed to the developer, the ultimate benefit goes to the families that move into this housing, the neighborhood in which it is built, and to the City of Austin as a whole. High quality, reasonably priced housing - both for homeownership and rental - has a major impact on the social and economic health of a city.



## Section 3: HOUSING ACCOMPLISHMENTS

### Affirmatively Furthering Fair Housing Report

IMPEDIMENT	RECOMMENDED ACTIONS
<b>1. Lack of accessible housing to meet the need of the disabled community in Austin.</b>	
	a. City should provide education on accessibility and how to comply with the Fair Housing Act and the American Disability Act (ADA) standards.
<p>The City of Austin Equal Employment Fair Housing Office (EEFHO) works on enforcement and education, and inspections of properties. The City has provided financial resources to the Austin Tenant's Council to provide Renter's Rights and Fair Housing Counseling, and to provide the S.M.A.R.T. Housing program through NHCD. The City funds a third-party contractor to perform accessibility review and inspection for City-funded multi-family development. City staff inspects for compliance with Visitability Ordinance standards for city-assisted single-family homes, duplexes and triplexes adopted in October 1998 and revised in January 2004 and June 2005. The City's EEFHO and Human Rights Commission also works to inform the public of their rights. In addition, City Staff works on capacity building with the following groups: Mayor's Committee for People with Disabilities, Austin Tenant's Council, Human Rights Commission, Mayor's Mental Health Task Force, the CHDO Roundtable and the Homeless Task Force.</p>	
	b. City should adopt the 2003 International Building Code or an equivalent, with similar requirements, in order to enforce the accessibility standards on developers and builders.
<p>The City Council approved amendments on January 15, 2004 that incorporate federal accessibility standards in the Visitability Ordinance and the City Council will consider the adoption of the 2003 International Building Code multi-family standards for all new multi-family development. City Staff has completed external stakeholder review of the accessibility standards of the 2003 international Building Code and anticipates public hearing and Council action by December 15, 2005, and to take place on January 1<sup>st</sup>. All applications submitted after January 1<sup>st</sup> will be required to comply with the 2003 International Building Code Accessibility Standards.</p>	
	c. City should offer incentives to get private developers to plan their construction process in anticipation of future conversions for accessibility.
<p>The SMART Housing Policy adopted in April 2000 and revised in January 2004 creates incentives with requirements for accessibility and visitability standards that reduce future costs for retrofitting existing housing for people with disabilities.</p>	

## Section 3: HOUSING ACCOMPLISHMENTS

### Affirmatively Furthering Fair Housing Report

IMPEDIMENT	RECOMMENDED ACTIONS
<b>2. Lack of affordable housing in Austin</b>	
	a. City should continue the production of affordable housing units in existing low-income neighborhoods through the Austin Housing Finance Corporation and the Neighborhood Housing and Community Development Office.
<p>In the Consolidated Plan 2005-09, it states in the Neighborhood Priority section:  A significant component of Austin's housing strategy for the next five years will be implementing housing affordability components of neighborhood plans and master plans adopted by the City Council in recent years.  NHCD will work to respond to the housing affordability components of adopted neighborhood plans and City task force reports on gentrification mitigation in the next five years by providing S.M.A.R.T. Housing™ incentives and other housing program resources for new single-family and multi-family developments. In addition, NHCD will offer other housing services in order to implement the goals of the respective plans and task force reports.  Efforts in areas without adopted neighborhood plans or Master plans may also be in priority neighborhoods. Priority neighborhoods are defined by the amount of eligible census tracts in each neighborhood area. HUD defines an eligible census tract as having the following components:</p> <ul style="list-style-type: none"> <li>▪ 50 percent of its households with incomes below 80 percent of the Area Median Gross Income</li> <li>▪ or having a poverty rate of 25 percent</li> </ul>	
	b. City should work towards increasing affordable housing in census tracts that currently do not provide affordable housing for low-income citizens.
<p>As stated above, NHCD has a number of strategies to create and retain affordable housing opportunities in Austin. Many of these projects are centered on low-income areas, but with the S.M.A.R.T. Housing™ program there have been many new projects in areas not typically low-to-moderate income areas offering reasonably-priced housing available to low and moderate income households. As always, to be eligible to reside or utilize a federally funded housing program, the household must be at or below 80% Median Family Income, regardless of the MFI for the census tract or zip code.</p>	
	c. City should work with local employers to design and implement Employer-Assisted Housing Programs.
<p>At the current time, there are no proposed projects to provide employer-assisted housing, however, the City is exploring the employer partnership as part of the community dialogue on Community Land Trusts.</p>	

## Section 3: HOUSING ACCOMPLISHMENTS

### Affirmatively Furthering Fair Housing Report

IMPEDIMENT	RECOMMENDED ACTIONS
<b>3. Discrimination of minorities in housing rental and sales market.</b>	
	a. City should work with other agencies to increase the fair housing knowledge of the public.
The Mayor's Committee for People with Disabilities was formed to increase coordination between the following departments: Transportation, Planning and Sustainability, HHSD, NHCD, Parks and Recreation, Aviation, Office of the Police Monitor, Austin Police and Fire, City Auditor. NHCD works with the Mayor's Committee, the Human Rights Commission and the Austin Tenants Council to increase fair housing knowledge.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>4. Misconception by property managers concerning family occupancy standards.</b>	
	a. City should work with other agencies to increase the knowledge that family occupancy standards do not exist.
The City's NHCD holds lender meetings to inform them regarding our programs and policies, and in these type of meetings, we try to spread this information. The City's EEFHO also works to inform the public of their rights, and the Austin Tenants Council works directly with renters and homeowners about their rights.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>5. Lack of accessibility or adaptability requirements in the current Austin building code.</b>	
	a. City should adopt 2003 International Building Code and review and inspect based on this standard.
The City Staff has completed external stakeholder review of the accessibility standards of the 2003 International Building Code and anticipates public hearing and Council action by December 2005.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>6. Predatory lending practices.</b>	
	a. City should provide education on the hazards of this type of lending.

## Section 3: HOUSING ACCOMPLISHMENTS

### Affirmatively Furthering Fair Housing Report

IMPEDIMENT	RECOMMENDED ACTIONS
<b>7. Disparity in lending practices.</b>	
	a. City should work with lenders to expand homeownership and credit counseling classes to the public.
The NHCD Housing Information and Referral Program informs callers and people searching on the internet of the HUD-approved list of credit counselors and homebuyer counselors. In addition, NHCD is considering training staff- certified homebuyer counselors.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>8. Failure of mortgage lenders to offer products and services to very low-income and minority census tracts people (characteristics similar to traditional redlining).</b>	
	a. City should work to leverage federal housing funds with partnerships with lending institutions that provide funding which encourages renewed investment in deteriorated neighborhoods.
In FY 2004-05, \$23,092,703.86 was leveraged through federal funding sources CDBG and HOME, and \$24,400,000.00 was leveraged using non-federal funding sources to provide affordable housing opportunities.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>9. Insufficient financial literacy education.</b>	
	a. City should work with agencies to provide financial literacy education to the public.
The NHCD Housing Information and Referral Program informs callers and people searching on the internet of the HUD-approved list of credit counselors and homebuyer counselors.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>10. Insufficient income to afford housing.</b>	
	. City should continue to work to expand job opportunities.
In FY 2004-05, NHCD provides economic development opportunities to create 101 jobs through the following programs: Neighborhood Commercial Management Project, Community Development Bank, and the Business Assistance Center.	

## **Section 3: HOUSING ACCOMPLISHMENTS**

### **Affirmatively Furthering Fair Housing Report**

#### **Report on Voluntary Compliance with Accessibility and Visitability Requirements in Multi-Family Housing FY 2004-05**

All S.M.A.R.T. Housing applicants have complied with applicable accessibility or visitability requirements or are in process of making corrections to plans or construction. There has been one visitability waiver to date, and no repayment of S.M.A.R.T. Housing™ fee waivers to date due to non-compliance with accessibility or visitability requirements.

Please note that the original Voluntary Compliance Agreement required at least 4 inspections or plan reviews per year over a five year period ( a minimum of 20 reviews and/or inspections). Our contractor has performed accessibility reviews and/or inspections for 89 separate multi-family developments at 88 separate sites over the past five years. Here are the results:

- 20 sites were subject to Section 504 standards
- 60 sites have received final inspection for either Section 504 and/or Fair Housing/ADA/TAS standards
- 3 sites have repaid their loans or are no longer under an affordability period; these sites are therefore not subject to enforcement
- 4 sites received plan review services only since no federal funding or S.M.A.R.T. Housing assistance was provided.

This means that sixty-seven (67) sites are in compliance. Only two (2) sites had received final inspection when the Voluntary Compliance Agreement expired on September 30, 2002. Twenty-eight (28) sites had received final inspection by September 30, 2003. Fifty (50) sites had received final inspection by September 30, 2004.

## **Section 3**

### Housing Accomplishments

## Section 3: Housing Accomplishments

### Homeless/Emergency Shelter Services

The purpose of homeless/emergency shelter services is to provide temporary housing or shelter for people with no permanent place to live. These services are described below.

**NHCD OVERALL GOAL:** Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

**HOUSING GOAL:** Over 6,000 households will gain and/or retain housing annually using the following strategies:

**Consolidated Plan 2005-09 Homeless/Emergency Shelter Strategy:** To assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.

Type of Housing	Priority for Federal Funds	Type of families	FY 2004-05 Goal	Funding Source	Total Expended	Actual Accomplishments
Emergency Shelter/ Homeless Shelter	High	Homeless, chronic homeless	2,320	ESG	\$ 290,619	6,220

The City of Austin's Emergency Shelter Grant (ESG) Program is one part of a variety of homeless programs serving the Austin area. See also the Continuum of Care section.

#### Annual ESG Awards 2001-2005

Award Term	ESG Allocation	Allocation Amount
10/01/01 – 09/30/02	2001-2003	\$285,000
10/01/02 – 09/30/03	2002-2004	\$290,000
10/01/03 – 09/30/04	2003-2005	\$291,000

## Section 3: Housing Accomplishments

### Homeless/Emergency Shelter Services

**Project Name:**

ATCHHSD, Communicable Disease Unit (Essential)-ESG04



**IDIS#s:** 4302

**Project Description:**

Essential services are supportive services such as case management, mental health care, primary health care, public health care, and legal assistance that homeless individuals and families may need to help them move out of homeless situations. The Communicable Disease Unit of the Austin/Travis County Health and Human Services Dept. provides tuberculosis testing for individuals in homeless situations. ESG funds will be used to pay for the Quantiferon testing for homeless individuals at the City's Homeless Health Clinic and at other community sites.

The Austin/Travis County Health and Human Services Department's Communicable Disease Unit (CDU) initially had a goal of serving 1,080 homeless persons with Quantiferon testing for tuberculosis during Fiscal Year 2004-05. The Quantiferon testing was expected to increase efficiency (by utilizing one blood draw to be used by both CDU and the Community Care Services Department for a number of medical tests) and enhance care for clients (by allowing clients to return to obtain results when they were able to rather than return within 3 days to have a skin test read). By February 2005, CDU staff realized that the Quantiferon testing process was not having the anticipated results, and they stopped providing them. CDU and HHSD staff agreed to utilize the ESG funds in a different manner for the remainder of the fiscal year: CDU would provide homeless persons with HIV rapid testing and counseling and with intensive case management.

**Accomplishments:**

During the fiscal year, CDU provided 222 people with Quantiferon testing and 13 people with HIV counseling and intensive case management, for a total of 235 unduplicated clients served.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
ATCHHSD Comm Disease Unit (Essential Services)	Homeless Essential Services	High	ESG	\$ 22,000	1,080	\$ 79,177	235
			TOTAL	\$ 22,000	1,080	\$ 79,177	235



## Section 3: Housing Accomplishments

### Homeless/Emergency Shelter Services

**Project Name:**

Housing and Benefits Specialist for Persons Defined as Chronically Homeless (Essential)-ESG04



IDIS#: 4304

**Project Description:**

The Health and Human Services Department will work with the Homeless Task Force to identify responsibilities for two positions that will assist chronically homeless persons to obtain housing and benefits, including income. The Specialists would work to locate and secure housing for homeless persons in order to prevent or reduce their stays in emergency shelter. The Specialists would also work to ensure that chronically homeless persons apply for and receive the mainstream benefits for which they qualify, including Supplemental Security Income (SSI) and Social Security Disability Income (SSDI). These positions would meet two of the specific needs discussed in Austin/Travis County's Plan to End Chronic Homelessness.

**Accomplishments:**

Family Eldercare was selected by HHSD to operate the Housing and Benefits program. For a number of years, Family Eldercare has operated a Representative Payee program for people who need assistance with applying for and receiving federal benefits for which they qualify because the Social Security Administration has determined that they need a Representative Payee to accept the funding on their behalf. Family Eldercare has also operated a Bill Payer program to assist persons with paying their bills. Under the ESG contract, Family Eldercare would expand their Representative Payee and Bill Payer programs to serve up to 40 chronically homeless persons. By the end of the fiscal year, Family Eldercare had served 32 people. Their actual performance was lower than their initial goal for two reasons: the Representative Payee program for chronically homeless persons began later than anticipated (late November 2004), and the program utilized fewer volunteers than anticipated (the benefits specialist had considerable difficulty recruiting volunteers to work with chronically homeless persons, so she served as the only representative payee). The program also did not expend all its FY 04-05 funds, resulting in a carry-over to FY 05-06.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Housing and Benefits Specialist for Persons Defined as Chronically Homeless	Homeless Essential Services	High	ESG	\$ 78,000	40	\$ 30,150	32
			TOTAL	\$ 78,000	40	\$ 30,150	32

## Section 3: Housing Accomplishments

### Homeless/Emergency Shelter Services

**Project Name:**

Austin Resource Center for the Homeless (ARCH) (Operations)-ESG04



**IDIS#s:** 4303

**Project Description:**

The Austin/Travis County Health and Human Services Department (HHSD) contracts with Front Steps, a private non-profit organization, to operate the Austin Resource Center for the Homeless (ARCH) that provides overnight shelter to men. All clients served in the shelter have low- to moderate- incomes and most are 50 percent MFI or below. The Austin Resource Center for the Homeless (ARCH) consists of three components: a day resource center, a 100-bed shelter for men, and a health clinic for all homeless persons. The shelter capacity will be expanded to 250 men during extreme weather. ESG funds will be used to provide operations and maintenance for this newly-expanded program.

**Accomplishments:**

Front Steps had a goal of serving 1,200 people only with overnight Emergency Shelter at the Austin Resource Center for the Homeless (ARCH). After the Action Plan was written, HHSD and Front Steps decided to report every person served in not only the Emergency Shelter program but also in the Day Resource Center program at ARCH. The two programs operate in the same facility but at different times of the day. All clients who stay in the overnight shelter also use the day resource center, but many people who use the day resource center do not use the overnight shelter. Because the programs are so intertwined, HHSD and Front Steps decided to count all the people served in both the day and night programs as ESG "beneficiaries," resulting in an actual performance far exceeding the initial goal. In the overall ARCH program, Front Steps had anticipated serving 4,000 unduplicated clients, so their actual performance on 5,953 also far exceeded their goal of 4,000.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Austin Resource Center for the Homeless (ARCH) (Operations)-ESG04	Shelter Operation and Maintenance	High	ESG	\$ 218,903	1,200	\$ 181,292	5,953
			TOTAL	\$ 218,903	1,200	\$ 181,292	5,953

## Section 3: Housing Accomplishments

### Assisted Housing Services

HOME and HOPWA grants fund assisted housing projects which provide financial assistance to individuals for housing. The Austin Housing Finance Corporation (AHFC) administers the Tenant Based Rental Assistance Project (TBRA) for homeless persons. Austin/Travis County Health and Human Services Department (HHSD) administers the HOPWA grants for Rental, Mortgage & Utility Assistance for People Living with HIV/AIDS. Eligible services may include rental assistance, information & referral, acquisition, relocation assistance, demolition, new construction, renovation, loans, inspections, and lead testing/abatement.

**NHCD OVERALL GOAL:** Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

**HOUSING GOAL:** Over 6,000 households will gain and/or retain housing annually using the following strategies:

**2005-09 Consolidated Plan Assisted Housing Strategy:** Assist eligible households in securing and non-profit organizations in creating limited-term housing and supportive services.

Type of Housing	Priority for Federal Funds	Type of families	FY 2004-05 Goal	Funding Source	Total Expended	Actual Accomplishments
Assisted	High	Homeless; People with HIV/AIDS	749	HOME, HTF, HOPWA	\$ 1,392,381.00	613

**Project Name:**

Aids Services of Austin-HOPWA04

**IDIS#s:** 4431

**Project Description:**

Under contract with HHSD, AIDS Services of Austin will work with four other community-based organizations to provide essential financial help to HIV-positive clients and their family members.

**Accomplishments:**

In anticipation of funding cuts for FY 2005-06, the community began planning to lessen the impact of cuts on its clients. Therefore, as a community the providers came together and agreed to plan for year end savings so that less clients will be denied services in FY 2005-06. Consequently in FY 2004-05, only 469 clients out of 632 were served (74%). In addition the shortfall of clients served was also due to: fewer intakes to case management due to wait lists or longer wait times for scheduled intakes, fewer intakes due to stricter eligibility criteria so that clients only wanting financial assistance are ineligible for case management, less clients on Rental Assistance due to client acceptance into subsidized housing, fewer clients case managed due to case closures required by contract time limits and holding clients accountable for their housing plans. It should also be noted that one agency is serving fewer clients but spending more money than last year due, in part, to an increase in Rental Assistance expenses.

## Section 3: Housing Accomplishments

### Assisted Housing Services

#### Aids Services of Austin-HOPWA04 (continued):

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Aids Services of Austin-HOPWA04	Rent, Mortgage, Utility Assistance	High	HOPWA	\$ 683,105	632	\$652,437	469
			TOTAL	\$ 683,105	632	\$652,437	469

#### Project Name:

Project Transitions-HOPWA04



IDIS#s:

4432

#### Project Description:

Under contract with HHSD, Project Transitions provides clients apartment-style and scattered site housing and supportive services.

#### Accomplishments:

Project Transitions, the contractor, served more clients than expected which was mainly due to the the agency's success in placing clients in permanent housing, freeing up apartments, thus allowing placement of additional clients more rapidly than anticipated.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Project Transitions-HOPWA04	Residential Support Services	High	HOPWA	\$ 299,910	35	\$230,517	47
			TOTAL	\$ 299,910	35	\$230,517	47

#### Project Name:

Tenant Based Rental Assistance (TBRA)



IDIS #s: 4223, 4319 (Administration)

#### Project Description:

The Tenant-Based Rental Assistance (TBRA) project provides rental-housing subsidies to homeless persons with incomes at or below 50 percent of the median family income. Assisted persons/households are referred through the Passages Program and are provided appropriate supportive services to meet special needs and to assist in the attainment of independent living. The Passages Program provides services to the homeless, through collaborations of six service providers: Salvation Army, LifeWorks, SafePlace, Caritas, Foundations for the Homeless, and Austin Families.

## Section 3: Housing Accomplishments

### Assisted Housing Services

#### Accomplishments:

For fiscal year 2004-05, 97 households were provided TBRA subsidies. Rental subsidies were issued to households for a term of not less than twelve (12) months. 97% of households assisted have incomes at or below 30% MFI. Approximately 41% of households assisted have some employment at the time of certification. The 2004-2005 goal of providing subsidies to 100 households was met and exceeded. An average of 49 rental subsidies were maintained each month. Rental subsidies were issued to households for a term of not less than twelve (12) months. During the 2004-2005 program year, 97% of all subsidies were provided to households/persons whose incomes were at or below 30% of the median family income (MFI) for the Austin San-Marcos MSA. The remaining 3% of subsidies were provided to households near the 50% MFI.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance (TBRA)	High	HOME	\$ 431,925	82	\$ 375,263.00	97
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance (TBRA)	High	HOME-PI	\$ 58,075		\$ 58,335.00	
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance (TBRA)	High	HTF	\$ 175,000		\$ 75,829.00	
			TOTAL	\$ 665,000	82	\$ 509,427.00	97

## Section 3: Housing Accomplishments

### Rental Housing

The purpose of the rental housing services is to provide construction and financial services to eligible organizations in order to produce or retain reasonably-priced rental units and rental housing for special needs populations, such as the elderly.

**NHCD OVERALL GOAL:** Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

**Consolidated Plan FY 2005-09 Rental Housing Strategy:** Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing rental units and rehabilitate existing rental units.

Type of Housing	Priority for Federal Funds	Type of families	FY 2004-05 Goal	Funding Source	Total Expended	Actual Accomplishments
Rental	High	Small Family/Large Family/Elderly/Disabled	283	CDBG, HOME, HTF, GF	\$ 1,638,553.37	284

#### Project Name:

Architectural Barrier Program - Rental

<b>IDIS #s:</b>	4309
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#### Project Description:

This Project provides CDBG grant funds to modify or retrofit the living quarters of low-income elderly and mobility-impaired homeowners and renters to make their housing more accessible. No more than \$5,000 per home per year can be provided to a single home through the Architectural Barrier Removal (ABR) activity and the Emergency Home Repair activity collectively. The Austin Housing Finance Corporation (AHFC) oversees the provision of ABR services.

#### Accomplishments:

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Architectural Barrier Program - Rental	Architectural Barrier Program - Rental	High	CDBG	\$ 168,000	150	\$ 358,753.00	141
			TOTAL	\$ 168,000	150	\$ 358,753.00	141

## Section 3: Housing Accomplishments

### Rental Housing

**Project Name:**

Rental Housing Development Assistance



IDIS#: 3093, 3209

**Project Description:**

This project provides CDBG, HOME and City of Austin Housing Trust Fund loans on a City-wide basis to create and retain affordable rental units. Rental Housing Development Assistance (RHDA) provides below-market rate financing to developers including nonprofit and Community Housing Development Organizations (CHDOs) for the acquisition, development, or rehabilitation of affordable rental projects for low-income families and persons with special needs. At least 15 percent of the annual HOME funding allocation received by the City of Austin is set aside for projects developed or owned by CHDOs.

**Accomplishments:**

In FY 2004-05, RHDA program funds facilitated the completion of 143 rental units exceeding the FY 2004-05 Action Plan goal of 133 units. Of the 143 units completed, 84 units were assisted with federal funds and 59 units were assisted with non-federal funds. The 143 rental units completed include those for low-income families, low-income elderly households, homeless families, and low-income persons with disabilities.

The 84 federal assisted units include the 30-unit Cornerstone Apartments by Mary Lee Community for low-income families with disabilities, and the 54-unit Lyons Gardens Apartments by Rosewood I Seniors Housing Corporation for low-income elderly families. Of the 84 federal assisted units, 83 units were occupied by families with yearly incomes of or below 50% of the area's MFI of which 79 units were occupied by families with incomes of or below 30% MFI, and 1 unit was occupied by an on-site manager.

The 59 non-federal assisted units include the 56-unit Oak Springs Villas Apartments by Volunteers of America for low-income elderly families, and 3 units that completed the 11-unit transitional housing facility by VinCare Services of Austin for homeless families. Of the 59 non-federal assisted units completed, 58 units were occupied by families with yearly incomes of or below 50% MFI of which 55 units were occupied by families with incomes of or below 30% MFI, and 1 unit was occupied by an on-site manager.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
RHDA	RHDA	High	CDBG	\$ 326,298	133	\$ 334,830.00	84
RHDA	RHDA	High	HOME	\$ 550,000	0	\$ 77,686.00	
RHDA	RHDA	High	HOME-CHDO	\$ 502,000	0	\$ 192,226.92	
RHDA	RHDA	High	HAF Sales	\$ -	0	\$ 97,310.45	59
RHDA	RHDA	High	HTF	\$ 812,500	0	\$ 546,671.00	
			TOTAL	\$ 2,190,798	133	\$ 1,248,724.37	143

## Section 3: Housing Accomplishments

### Rental Housing

**Project Name:**

Voluntary Compliance Agreement



**Project Description:**

The Voluntary Compliance program provides plan reviews and inspections of new multi-family developments that are subject to compliance with the Fair Housing Act, the Americans With Disabilities Act, the Texas Accessibility Standards and/or the S.M.A.R.T. Housing™ accessibility standards.

**Accomplishment:**

The Voluntary Compliance program provided plan review and inspection services for 2,509 multi-family units governed by federal, state or local accessibility standards. 67 multi-family sites are now in compliance with applicable accessibility standards.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Voluntary Compliance Agreement	Voluntary Compliance Agreement	High	GF CIP	\$ 44,000	N/A	\$ 31,076.00	2509 reviews and inspections; 67 total multi-family sites now in compliance
			TOTAL	\$ 44,000	N/A	\$ 31,076.00	



## Section 3: Housing Accomplishments

### Homebuyer

Housing assistance services for homebuyers are provided by the Austin Housing Finance Corporation. Homebuyer projects are more fully described below.

**HOUSING GOAL:** Over 6,000 households will gain and/or retain housing annually using the following strategies:

Type of Housing	Priority for Federal Funds	Type of families	FY 2004-05 Goal	Funding Source	Total Expended	Actual Accomplishments
Homebuyer Assistance	High	Small Family/Large Family	300	CDBG, HOME, GF, HTF, HAF, ADDI	\$ 6,295,856	220

**Project Name:**

Acquisition and Development



<b>IDIS #s:</b>	HOME & CDBG : 1969, 2484, 2485, 2491, 2624, 3229, 3730. CHDO HOME & CDBG: 3395, 3398, 3830, 3833, 3834, 4180, 4181, 4182, 4183
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**Project Description:**

This Project provides CDBG, HOME and City of Austin S.M.A.R.T. Housing™ CIP funds for loans to create affordable home ownership units. This program provides financing to for-profit and non-profit developers, and homebuilders for the acquisition, development, and construction of single family homes and single family subdivisions. All federally-assisted homes must be purchased by a household earning 80% or less of the area median family income (MFI); and be occupied for an affordability period of at least five years. Eligible activities may include; acquisition of land and houses, new construction, demolition, rehabilitation, lead testing/abatement, construction financing, gap financing, inspections, information and referral, relocation assistance and home buyer loans or subsidies. An emphasis will be placed on serving households between 55% and 70% MFI through direct marketing and or additional homebuyer subsidies.

## Section 3: Housing Accomplishments

### Homebuyer

#### Accomplishments:

During FY 2004-05, a total of 4.3 million dollars has been committed or expended on development of single-family housing and subdivisions that will yield 257 new units of single-family homes. Funding for the developments came from both federal and non-federal sources. A total of 23 new single-family homes were conveyed to low- to moderate-income buyers. These homes were built and sold by AHFC, CHDOs, and private developers. 10 homes were assisted with federal funds, 9 homes were assisted with CHDO Reserve funds, and 4 homes were non-federally funded. Although the goal of conveying 92 new single-family homes during the reporting year was not met, 50 houses were either completed and unsold or were under construction at the end of the reporting year. Commitments to assist with three subdivision development projects have been signed which will result in 189 new housing units. These particular development are likely to span two or more reporting years before completion.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
A&D	A&D	High	CDBG	\$ 566,645	92	\$ 547,479	19
A&D	A&D	High	CDBG-RL	\$ 427,000		\$ 23,609	
A&D	A&D	High	HOME CR	\$ 50,000		\$ 6,431	
A&D	A&D	High	HOME CHDO	\$ 1,041,886		\$ 632,509	
A&D	A&D	High	HOME Match	\$ 301,778		\$ 504,162	
A&D	A&D	High	HOME-PI	\$ 1,708,000		\$ 942,204	
A&D	A&D	High	GF-CIP	\$ 879,051		\$ 734,061	
A&D	A&D	High	HAF	\$ 280,000		\$ 841,821	4
A&D	A&D	High	HTF	\$ 100,000		\$ 74,608	
			TOTAL	\$ 5,304,360	92	\$ 4,306,884	23

## Section 3: Housing Accomplishments

### Homebuyer

#### Project Name:

Downpayment Assistance



<b>IDIS #s:</b>	4189, 4220, 4271, 4275, 4284, 4288, 4290, 4291, 4292, 4293, 4294, 4297, 4301, 4313, 4316, 4317, 4318, 4321, 4328, 4337, 4340, 4341, 4342, 4344, 4346, 4347, 4348, 4349, 4350, 4352, 4353, 4354, 4357, 4358, 4359, 4362, 4365, 4366, 4371, 4373, 4376, 4378, 4380, 4381, 4382, 4385, 4386, 4387, 4394, 4395, 4399, 4400, 4401, 4402, 4403, 4404, 4405, 4412, 4414, 4415, 4417, 4422, 4426, 4430, 4435, 4437, 4438, 4446, 4451, 4452, 4455, 4456, 4458, 4459, 4460, 4461, 4462, 4463, 4465, 4468, 4470, 4471, 4473, 4474, 4475, 4477, 4478, 4482, 4483, 4484, 4486, 4487, 4488, 4494, 4495, 4496, 4497, 4498, 4500, 4502, 4503, 4505, 4506, 4508, 4512, 4516, 4517, 4520, 4521, 4523, 4525, 4526, 4527, 4528, 4533, 4535, 4536, 4544, 4551, 4552, 4554, 4555, 4557, 4558, 4559, 4569, 4575, 4576, 4577, 4578, 4580, 4582, 4583, 4584, 4585, 4586, 4589, 4590, 4592, 4593, 4594, 4597, 4598, 4599, 4600, 4602, 4603, 4604, 4606, 4608, 4609, 4612, 4613, 4616, 4617, 4618, 4619, 4620, 4622, 4624, 4626, 4627, 4629, 4630, 4632, 4633, 4634, 4635, 4641, 4646, 4648, 4649, 4651, 4652, 4654, 4655, 4656, 4657, 4658, 4660
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#### Project Description:

This activity provides HOME sponsored deferred, zero-interest loans to low-and moderate- income homebuyers to assist with the down payment, closing costs, and pre-paid of their home purchase. The amount of assistance per household will be in an amount not to exceed \$10,000. Up to \$10,000 will be available for families with income up to 50% Median Family Income (MFI). Families with incomes between 51% to 60% MFI could receive up to \$7,500; and families with incomes between 61% to 80% MFI could receive up to \$5,000. The calculated assistance is based on need. An additional \$1,000 may be applied if the applicant is applying for Mortgage Credit Certificates through the City of Austin and Austin Housing Finance Corporation. This fiscal year will see the addition of the American Dream Downpayment Initiative (ADDI) to the Downpayment Assistance Program. This program specifically targets first time homebuyers who earn 80% or less of the Median Family Income (MFI). ADDI funds can be used to provide downpayment assistance, closing costs, and rehabilitation assistance to eligible individuals.

ADDI funds may be used to purchase one- to four- family housing, a condominium unit, a cooperative unit, or manufactured housing. The amount of ADDI assistance provided may not exceed \$10,000 or six percent of the purchase price of the home, whichever is greater. The rehabilitation must be completed within one year of the home purchase. Rehabilitation may include, but is not limited to, the reduction of lead paint hazards and the remediation of other home health hazards. All downpayment assistance recipients must attend a Homebuyer Training Class, conducted by AHFC, prior to closing the loan on their house. The City of Austin will coordinate with the local Public Housing Authorities and managers of manufactured housing parks to provide outreach to these tenants and residents, and to provide information and homebuyer counseling pre- and post-sales.

#### Accomplishments:

The proposed goal for FY 2004-05 was to serve 182 households. Downpayment Assistance Program for fiscal year 2004 - 2005 processed 223 new applications, closed a total of 180 loans, with twelve (12) pending applications that were carried over into 2005 - 2006 fiscal year. Downpayment Assistance Program provided up to \$15,000.00, an additional \$1,000 for loans made in conjunction with the Mortgage Credit Certificate (MCC) program.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
DPA	DPA	High	ADDI	\$ 661,000	182	\$ 661,000	180
DPA	DPA	High	HOME	\$ 847,766		\$ 350,627	
DPA	DPA	High	HOME PI	\$ 533,000		\$ 351,199	
			TOTAL	\$ 2,041,766	182	\$ 1,362,826	180

## Section 3: Housing Accomplishments

### Homebuyer

**Project Name:**

Juniper/Olive Street Historic District Affordable Housing Project - Owner

**IDIS#s:** 3108, 3117

**Project Description:**

This project is an extension of the Anderson Hill Redevelopment Project. This project will use CDBG program income to subsidize renovation of the 10 existing historical units and private funds to construct 8 new affordable housing units.

**Accomplishments:**

The Austin Revitalization Authority renovated one historical unit and completed three new units in the Juniper/Olive Street project area. Of the two new units completed, two households were at or below 80% MFI. Two more historical renovations are scheduled to be completed by the end of the calendar year.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Accomplishment	Expended	Actual Accomplish ments
Juniper/Olive Street Historic District Affordable Housing Project - Owner	Juniper/Olive Street Historic District Affordable Housing Project - Owner	High	PI (HOME)	\$ 278,332	6	\$ 381,333	2
Juniper/Olive Street Historic District Affordable Housing Project - Owner	Juniper/Olive Street Historic District Affordable Housing Project - Owner	High	PI (CDBG)	\$ 175,000		\$ 137,801	
			TOTAL		6	\$ 519,134	2

## Section 3: Housing Accomplishments

### Homebuyer

**Project Name:**

CHDO Capacity Building ▼

**IDIS#s:** 2561, 3393, 3396, 3401, 3402, 3403, 3407, 3756, 3757, 3825, 3826, 3827, 3828, 3829, 3831

**Project Description:**

The Community Housing Development Organization (CHDO) Capacity Building Program is designed to increase the skills of non-profit housing organizations who receive HOME funding, so they can build more housing for lower-income families. The program involves evaluating non-profit organizations at various stages of their organizational development to facilitate access to skills training and other resources.

Performance: The City or its third party administrator will evaluate on an annual basis 100% of certified CHDOs and other non-profit applicants seeking CHDO certification and identify available skill training and other resources that matches appropriately the evaluation of the respective organizations. An increase in housing production is expected in years three to five of the Consolidated Plan.

**Accomplishments:**

The Program was promoted to all locally-based nonprofit housing providers working within the City of Austin. It was expected that approximately 20 non-profits annually will participate. For FY 2004-05, this program awarded ten (10) non-profit housing development organizations with financial assistance and provided sixteen (16) organizations with approximately 134 hours of pro-bono technical assistance and training. For FY04-05, the CHDOs served by the City of Austin Capacity Building Program funding completed fifteen (15) homeownership units sold to households at or below 80% MFI. The City of Austin is working with the CHDO Roundtable, the Austin Community Development Corporation, The Enterprise Foundation, and community housing advocates to enhance the program for next year.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Accomplishment	Expended	Actual Accomplishments
CHDO Capacity Building	CHDO Capacity Building	High	HOME	\$ 125,000	20	\$ 107,012	15
			TOTAL	\$ 125,000	20	\$ 107,012	15

# Housing Accomplishments

## Owner-Occupied

The purpose of owner-occupied housing services is to provide construction and financial services for existing, income eligible homeowners to address building code violations so that they can continue to live in their homes. Owner-occupied services are funded through grants and loans that are delivered through various homeowner rehabilitation services.

**NHCD OVERALL GOAL:** Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

**HOUSING GOAL:** Over 6,000 households will gain and/or retain housing annually using the following strategies:

Type of Housing	Priority for Federal Funds	Type of families	FY 2004-05 Goal	Funding Source	Total Expended	Actual Accomplishments
Owner-occupied	High	Small Family/Large Family/ Elderly/ Disabled	940	CDBG, HOME, HTF, HAF, LHCG	\$ 3,777,914	1050

### Project Name:

Architectural Barrier Program - Owner



IDIS #s:	4308
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### Project Description:

This Project provides CDBG grant funds to modify or retrofit the living quarters of low-income elderly and mobility-impaired homeowners and renters to make their housing more accessible. No more than \$5,000 per home per year can be provided to a single home through the Architectural Barrier Removal (ABR) activity and the Emergency Home Repair activity collectively. The Austin Housing Finance Corporation oversees the provision of ABR services.

### Accomplishments:

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Architectural Barrier Program - Owner	Architectural Barrier Program - Owner	High	CDBG	\$ 926,495	350	\$ 1,124,866	348
			TOTAL	\$ 926,495	350	\$ 1,124,866	348

# Housing Accomplishments

## Owner-Occupied

**Project Name:**

Emergency Home Repair



IDIS #s:

4298

**Project Description:**

This Project provides CDBG grant funding to make repairs to alleviate life-threatening living conditions, health and safety hazards, and major mechanical systems for low- and moderate-income homeowners. An administrator works with homeowners to develop a mutually agreeable scope of work and then manages the contracting and inspection of the work. No more than \$5,000 in grants, per home per year, can be provided to a single home through Architectural Barrier Removal and Emergency Home Repair collectively. The Austin Housing Finance Corporation oversees Emergency Home Repair and currently contracts with the Austin Area Urban League to administer the services. Clients' incomes will be certified using the HUD Section 8 method of income certification.

**Accomplishments:**

The Emergency Home Repair Program assisted 616 households during FY 2004-05. A total of \$1.163 million in CDBG funds, which included CDBG funds carried forward from the previous fiscal year, were spent operating the program. The majority of the repairs performed were for plumbing and electrical-related problems. The average cost per household served was \$1,888.00, inclusive of program delivery costs. The program successfully reaches the community's lowest-income homeowners with 78% of the homeowners served classified as very low-income. More than half the clientele served are elderly persons who live alone in their homes.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Emergency Home Repair	Emergency Home Repair	High	CDBG	\$ 1,000,000	475	\$ 1,163,210	616
			TOTAL	\$ 1,000,000	475	\$ 1,163,210	616

**Project Name:**

Homeowner Rehabilitation Loan Program



IDIS#s: 3200, 3461, 3673, 3768, 3779, 4110, 4117, 4325\*

**Project Description:**

This Project provides CDBG low-interest loans to assist income-eligible homeowners with substantial home repairs, such as foundation repair or replacement. This project will serve homeowners earning incomes at 80 percent of the median family income or below.

**Accomplishments:**

For fiscal year 2004 - 2005, the HRLP Action Plan goal was 28. In FY 2004-05, the program processed 45 applications, completed a total of seven (7) projects, with seven (7) projects under construction, and five (5) pending applications that were carried over into 2005 - 2006 fiscal year. 13 projects were completed using CDBG Revolving Loan for Lead Hazard mitigation.

# Housing Accomplishments

## Owner-Occupied

### Accomplishments Homeowner Rehabilitation Loan (continued):

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Homeowner Rehabilitation Loan Program	Homeowner Rehabilitation Loan Program	High	CDBG	\$ 24,712	28	\$ 24,712	7
Homeowner Rehabilitation Loan Program	Homeowner Rehabilitation Loan Program	High	CDBG - RL	\$ 160,000		\$ 264,774	
Homeowner Rehabilitation Loan Program	Homeowner Rehabilitation Loan Program	High	HOME	\$ 2,201,094		\$ 521,669	
Homeowner Rehabilitation Loan Program	Homeowner Rehabilitation Loan Program	High	HAF	\$ 100,000		\$ 1,750	
			TOTAL	\$ 2,485,806	28	\$ 812,905	7

\* There were 13 households assisted with CDBG-RL and IDIS# 4325, however, these households will be counted in the Lead Hazard Control Program.

### Project Name:

Materials Grant



IDIS #s:	N/A - Non-Federal
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### Project Description:

This Project provides grants from unrestricted funds to eligible non-profit organizations to recover the cost of materials to repair homes of low-income families. This is accomplished by providing rebates to the non-profit organizations for materials required.

### Accomplishments:

A total of 24 homes have received home repair services from non-profit organizations providing volunteer labor with material cost reimbursed through this program.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Materials Grant	Materials Grant	High	HAF	\$ 22,253	25	\$ 20,118	24
Materials Grant	Materials Grant	High	HTF	\$ 75,000		\$ 6,615	
			TOTAL	\$ 97,253	25	\$ 26,733	24



# Housing Accomplishments

## Owner-Occupied

**Project Name:**

Lead Smart Program



IDIS#s:	4325 **
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**Project Description:**

In January 2003, The City of Austin received a \$1,851,741 HUD grant from the office of Healthy Homes and Lead Hazard Control. The purpose of the three year grant is identify and abate lead based paint hazards in homes occupied by households earning at or below 80% MFI with priority given to households that include children under the age of six.

**Accomplishments:**

A total of 114 homes occupied by low income households will have received lead hazard control services funded by this grant during the contract period of February 1, 2003 to December 31, 2005. In Fiscal Year 2004-2005, 55 of the 114 homes received services.

**Accomplishments:**

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Lead Smart Program	Lead Smart Program	High	LHCG	\$ 745,327	62	\$ 650,200	55**
			TOTAL	\$ 745,327	62	\$ 650,200	55**

\*\* 13 households are associated with the IDIS # 4325, or CDBG RL Match for Lead Hazard Control, funded from HRLP above.

## Section 3: Housing Accomplishments

### Other Funded Projects

The City of Austin continues its commitment to increase affordable housing opportunities with federal funding, and also with City-sponsored resources and services. These other federally-funded housing programs and City sponsored, non-federal resources are more fully described below.

Type of Housing	Priority for Federal Funds	Type of families	FY 2004-05 Goal	Funding Source	Total Expended	Actual Accomplishments
Other Housing Services	High	Homebuyer, Renter, Small Family, Large Family	1692	GF, GF-CIP, Bonds	\$ 1,208,936	1952

#### Project Name:

Single Family Bond Programs



#### Project Description:

The objective of the Bond programs is to assist in the financing of both single-family and multi-family housing. Every three years, the City's Housing Finance Corporation receives authority from the State's Bond Review Board to issue non-recourse single-family bonds or Mortgage Credit Certificates (MCC's) to assist in the financing of affordable single-family housing for first time homebuyers. Homebuyers must earn below 115 percent of median family income (MFI) at the time of purchase.

#### Accomplishments:

For the fiscal year ending September 30, 2005, the Austin Housing Finance Corporation Single-Family MCC program assisted 140 families in purchasing their first home. The average mortgage under the MCC program begun in June of 2004 was \$113,824, with 63% of the homes purchased being existing homes, and 37% being new SMART Housing™ certified homes. At the end of the 2004-05 fiscal year, the program had 31 outstanding MCC commitments, leaving 1% of the available credit authority for the 2004 MCC program uncommitted.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Single Family Bond Programs	Single Family Bond Programs	High	BONDS	\$ 22,103,775	142	N/A	140
			TOTAL	\$ 22,103,775	142	N/A	140

## Section 3: Housing Accomplishments

### Other Funded Projects

**Project Name:**

Multifamily Bond Programs

**Project Description:**

For multifamily housing, projects are submitted to an annual lottery for authority to issue the multifamily bonds. Federal law requires that at least 20 percent of the units financed be leased to families at or below 50 percent of MFI or 40 percent of the units be leased to families with incomes below 60 percent of MFI. State laws require that projects receiving an allocation of authority also apply and secure 4% Low Income Housing Tax Credits (LIHTC). As a result, most bond-financed transactions are reserved for families with incomes below 60% of median family income to be rented at 50% LIHTC rents. In addition to the lottery, 501(c)3 bonds may be issued to finance rental projects if the ownership is to be a nonprofit entity.

**Accomplishments:**

During fiscal year 2004-05, the Austin Housing Finance Corporation Multi-Family Bond Program assisted 87 families with bond financed newly constructed affordable rental units. All of the units were leased to families with incomes below 60% of MFI and leased at or below the LIHTC-prescribed rents for families with incomes below 50% of Median Family Income (MFI). (60%MFI is \$42,650 for a family of 4) The units were bond financed in prior years, and no new bonds were issued in fiscal year 2004-05.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Multifamily Bond Programs	Multifamily Bond Programs	3	BONDS	\$ -	50	N/A	87
			TOTAL	\$ -	50	N/A	87

**Project Name:**

S.M.A.R.T/ Housing™ Initiative

**Project Description:**

A creative initiative passed by the City Council in April 2000 and modified in January 2004 that encourages new housing construction that is safe, mixed-income, accessible, reasonably-priced and transit-oriented, and also meets Austin Energy's Green Building standards. Developer incentives include fee waivers and advocacy through the development process and fast-track review. All new single-family, duplex and triplex S.M.A.R.T. Housing™ is visitable, at least 25% of new multi-family is adaptable and at least 10% meets the accessibility standards of the Building Code.

**Accomplishments:**

The S.M.A.R.T. Housing™ team verified that 683 new single-family and 1,042 multi-family housing units (1,725 total housing units) were completed and met S.M.A.R.T. Housing™ standards in FY 2004-2005. The team certified that 13,327 proposed new single-family and multi-family housing developments met S.M.A.R.T. Housing™ standards at the pre-plan submittal stage. 683 completed single-family units; 1,042 completed multi-family units; 1,725 total complete units; 13,327 units certified at the pre-plan submittal stage.

## Section 3: Housing Accomplishments

### Other Funded Projects

#### Accomplishments S.M.A.R.T/ Housing™ Initiative (cont):

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
S.M.A.R.T./ Housing™ Initiative	S.M.A.R.T./ Housing™	High	GF	\$ 268,982	See S.M.A.R.T. Housing™ Review Team	\$ 469,977	See S.M.A.R.T. Housing™ Review Team
S.M.A.R.T./ Housing™ Initiative	S.M.A.R.T./ Housing™	High	EDI	\$ 198,820	See S.M.A.R.T. Housing™ Review Team	\$ 268,982	See S.M.A.R.T. Housing™ Review Team
			TOTAL	\$ 467,802		\$ 738,959	

#### Project Name:

S.M.A.R.T/ Housing™ Review Team



#### Project Description:

The S.M.A.R.T. Housing™ review team provides fast-track reviews for single-family and multi-family developments that meet S.M.A.R.T. Housing™ standards.

#### Accomplishments:

The S.M.A.R.T. Housing™ Initiative team verified that plans for new 683 single-family and 1,042 multi-family housing units (1,725 total housing units) were fast-tracked and complied with Austin's land use and S.M.A.R.T. Housing™ standards in FY 2004-2005. Plan review for 683 completed single-family housing units and 1,042 completed multi-family housing units.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
S.M.A.R.T./ Housing™ Review Team	S.M.A.R.T./ Housing™ Review Team	High	GF-CIP	\$ 500,000	1500	\$ 469,977	1725
			TOTAL	\$ 500,000	1,500	\$ 469,977	1725



## **SECTION 4 COMMUNITY DEVELOPMENT PROJECTS AND ACCOMPLISHMENTS**



Small Business Development  
Commercial Revitalization  
Public Services  
Public Facilities/Debt Service

## Section 4: Community Development Accomplishments

### Small Business Development

Identified as a high priority, the City of Austin commits a significant portion of its annual allocation of Community Development Block Grant (CDBG) funds to help create and retain jobs opportunities through various economic development activities. For FY 2004-05, these economic development activities included the following:

**NHCD OVERALL GOAL:** Assist 44,690 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

**COMMUNITY DEVELOPMENT GOAL:** Assist over 30,000 low-income households annually using the following strategies:

**Small Business Development:** Serve low-income households and small businesses through the following strategies:

- A. Provide small business training and technical assistance.
- B. Provide small business loans that lead to job creation.
- C. Provide networking opportunities for small business owners
- D. Open new contracting opportunities for small businesses

Type of Community Development	Priority for Federal Funds	FY 2004-05 Goal	Funding Source	Total Expended	Actual Accomplishments
Small Business Development	High	300	CDBG	\$ 1,150,921	371

**Project Name:**

Business Assistance Center

<b>IDIS#s:</b>	4421
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**Project Description:**

The purpose of the project in partnership with the City's Department of Small and Minority Business Resources and Economic Growth and Redevelopment Services Office is to establish a one-stop shop that serves micro-enterprises and small and minority owned businesses needing procurement, management, marketing, micro-loans, and loan service assistance. In addition to the training provided the Business Assistance Center goal is the ultimate creation or retention of jobs for low- to moderate-income individuals.

**Accomplishments:**

This project ended on June 10, 2005, when the City's lease for the Small Business Assistance Center ended. The goal was to produce 12 jobs in FY 2004-05, and there were 8 jobs created, corresponding to the number of months during the 2005 fiscal year that the Small Business Assistance Center was in operation.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Business Assistance Center	Business Assistance Center	High	CDBG-PI	\$ 322,000	12	\$ 221,205	8
			TOTAL	\$ 322,000	12	\$ 221,205	8

## Section 4: Community Development Accomplishments

### Small Business Development

**Project Name:**

Community Development Bank



<b>IDIS#s:</b>	4077, 4397
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**Project Description:**

The purpose of the program is to provide program-delivery funds to a certified Community Development Financial Institution (CDFI) to administer a loan program that provides flexible capital and technical assistance to small- and minority- businesses that are expanding or relocating to low-income areas. In addition to providing a loan program, the ultimate goal for this program is job creation or retention for low- to moderate- income individuals.

**Accomplishments:**

In fiscal year 2004-2005, ACDC exceeded their goal of creating or retaining 50 jobs. ACDC created/retained 80 jobs, of which 100% went to low-and moderate-income individuals.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Community Development Bank	Community Development Bank	High	CDBG	\$ 109,257	50	\$ 145,490	80
			TOTAL	\$ 109,257	50	\$ 145,490	80

**Project Name:**

Microenterprise Technical Assistance



<b>IDIS #s:</b>	4299
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**Project Description:**

The purpose/objective of the program is to provide operational funds to provide training and technical assistance to qualified microenterprises. (A microenterprise is a business which has five or fewer employees, one being the owner.)

**Accomplishments:**

BIG exceeded their goal of providing training and technical assistance services to 200 qualified microenterprises in fiscal year 2004-2005. BIG provided 290 hours of technical assistance, 927 hours of training, and provided 54 classes to 258 micro-enterprises as well as created/retained their goal of one jobs during this fiscal year.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Microenterprise Technical Assistance	Microenterprise Technical Assistance	High	CDBG	\$ 160,000	200	\$ 152,213	258
			TOTAL	\$ 160,000	200	\$ 152,213	258

## Section 4: Community Development Accomplishments

### Small Business Development

**Project Name:**

Neighborhood Commercial Management



<b>IDIS #s:</b>	3162
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**Project Description:**

The purpose/objective of the program is to provide a revolving loan pool that helps small businesses that have been existence for two years or more expand their operations by providing gap financing for fixed assets in exchange for job creation. This program is funded by CDBG, CDBG Program Income, and Section 108 financing.

**Accomplishments:**

In FY 2004-2005, 7 loans were approved by staff, loan committee and City Council. There were three jobs realized during FY 2004-05. The loans represent an impressive demographic spectrum of small business owners. Once contracted, these 7 loans are projected to create 55 jobs and to retain 12 additional jobs for a total job creation and retention of 67 jobs. Forty-five (45) out of sixty-seven (67) to be created in FY 2005-2006 will be identified for low and moderate income persons. Several difficulties were experienced in FY 2004-05 that slowed NCMP loan activity. Initially, interest rates in the private sector were more attractive. In response, NCMP interest rates were reduced from 6 percent to 3 percent. Historically, processing time from receipt of application until funding or contract execution ranged from 6 to 9 months. In response, program administration removed all non value added steps within the process which reduced processing time from 3 to 4 months from receipt of application until funding or contract execution. NCMP received 16 applications in the final quarter of the fiscal year compared to 6 during the first three quarters.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Neighborhood Commercial Management	Neighborhood Commercial Management	High	CDBG	\$ 247,608	30	\$ -	3
Neighborhood Commercial Management	Neighborhood Commercial Management	High	CDBG PI	\$ 181,267	0	\$ 101,908	
Neighborhood Commercial Management	Neighborhood Commercial Management	High	Section 108	\$ 2,000,000	0	\$ 335,000	
			TOTAL	\$ 2,428,875	30	\$ 436,908	3



## Section 4: Community Development Accomplishments

### Small Business Development

**Project Name:**

Small Minority Business Assistance Center



<b>IDIS #s:</b>	4145, 4216, 4295, 4296, 4355, 4356
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**Project Description:**

The purpose of the project is to provide operational funds to train small and minority business owners through workshops, one-on-one technical assistance, and information referrals. In addition to the training provided, the ultimate goal is job creation or retention.

**Accomplishments:**

The Small Business Development Activity has exceeded its goals, and created 22 jobs for low-moderate income individuals; provided 100.5 hours of technical assistance and assisted 2051 households for this contract year.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Small Minority Business Assistance Center	Small Minority Business Assistance Center	High	CDBG	\$ 259,681	8	\$ 195,105	22
			TOTAL	\$ 259,681	8	\$ 195,105	22

## Section 4: Community Development Accomplishments

### Community Revitalization

**NHCD OVERALL GOAL:** Assist 44,690 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

**COMMUNITY DEVELOPMENT GOAL:** Assist over 30,000 low-income households annually using the following strategies:

**Community Revitalization Strategy:** Serve low-income households, small businesses, and housing non-profit organizations, and provide commercial space through the following activities:

- A. Repair and renovate single family housing
- B. Build mixed income housing
- C. Support commercial development that leads to job creation \*
- D. Support neighborhood organizations
- E. Promote fair housing practices
- F. Promote historical preservation and renovation \*
- G. Ensure adequate infrastructure for revitalization \*
- H. Provide information to neighborhoods about City services

\*These activities are outlined below. The other activities are included in the Public Services Section.

Type of Community Development	Priority for Federal Funds	FY 2004-05 Goal	Funding Source	Total Expended	Actual Accomplishments
Commercial Revitalization	High	3,269	CDBG	\$ 2,276,677	3294

**Project Name:**

East 11th/12th Street Redevelopment



IDIS #s: 2285, 3091, 4324, 4326 (administration), 4418 (debt service)

**Project Description:**

The project is designed to remove the blighting influences within the East 11th and 12th Street commercial corridors. This project includes activities such as, but not be limited to, land acquisition, demolition of dilapidated structures, relocation of displaced persons/businesses, preservation of historic structures, redevelopment of abandoned and/or substandard structures, and construction of new retail and office facilities.

**Accomplishments:**

A total of 3,279 households benefited from the services provided under this program through the partnership between the City of Austin, the Urban Renewal Agency, and the Austin Revitalization Authority, including 10 jobs. As a result of the construction of the 57,000 square foot mixed use commercial buildings on East 11th Street 6 new businesses are now located on East 11<sup>th</sup> Street. The types of businesses range from a bank, beauty salon, newspaper to consulting firms. The new businesses have brought a total of 21 new jobs into the community. Of the 21 new jobs, 10 of the jobs created were given to individuals at 80% below MFI.

## Section 4: Community Development Accomplishments

### Community Revitalization

The Austin Revitalization Authority provided technical assistance to a total of 15 businesses that are either interested in relocating to the E. 11<sup>th</sup>/12<sup>th</sup> Street Area or are already located in the area. ARA assisted these businesses in the areas of loan packaging, proposal development, marketing, and financial planning assistance.

In April 2005, the third amendment to the East 11th and 12th Street Urban Renewal Plan (URP) was approved by Council. This amendment modified the building heights, setbacks, impervious cover along the East 12th Street corridor and change definitions in the plan to exempt single story buildings with less than 2,000 square feet on East 12th and East 11th Streets from the mixed use requirements, to allow personal services in the downtown and entertainment oriented retail use and to provide community parking in the East 11th and 12th Streets Urban Renewal Plan area. This amendment brings the URP in line with the City of Austin's current Land Development Controls and relaxes some land control restrictions which will provide for a simpler development process for the small-minority owned businesses in the area.

The City of Austin was able to create a new Commercial Façade Program with funds from the Economic Development Initiative (EDI) Program for commercial businesses along East 11th and 12th Streets, 1 project was completed this past fiscal year. There are currently 7 applications pending under this program.

Unfortunately, some projects were delayed this fiscal year like the Historical Renovations of the 532 square feet commercial office (Connelly-Yerwood House) and the 2500 square feet of commercial office (Herman Schieffer Building) have been delayed until next fiscal year and the development of community parking lots along both E. 11<sup>th</sup> and 12<sup>th</sup> Streets has been delayed due to further environmental studies for these locations. Completion of the community parking lots are scheduled for next fiscal year.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
East 11th/12th Street Redevelopment	East 11th/12th Street Redevelopment	High	CDBG	\$ 1,505,246	3,269	\$ 428,526	3269 households, 10 jobs, and 15 businesses
East 11th/12th Street Redevelopment	Admin	High	CDBG	\$ 137,500		\$ 92,884	
East 11th/12th Street Redevelopment	East 11th/12th Street Redevelopment	High	Sec 108	\$ 2,141,485		\$ 1,003,474	
East 11th/12th Street Redevelopment	East 11th/12th Street Redevelopment	High	EDI	\$ 89,415		\$ 15,000	
East 11th/12th Street Redevelopment	Debt Service	High	CDBG	\$ 736,794		\$ 736,793	
			TOTAL	\$ 1,505,246	3,269	\$ 2,276,677	3294

## Section 4: Community Development Accomplishments

### Public Services

The City of Austin assists in the provision of public services for the benefit of low- and moderate- income neighborhoods and residents. These funds are also used to improve the quality of life in priority neighborhoods and assist residents in becoming more self-sufficient. HUD allows, and the City will allocate, up to 15 percent of the annual Community Development Block Grant (CDBG) allocation to provide funds for public services to low- and moderate- income residents and neighborhoods. A description of these projects for FY 2004-05 are as follows:

**NHCD OVERALL GOAL:** Assist 44,690 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

**COMMUNITY DEVELOPMENT GOAL:** Assist over 30,000 low-income households annually using the following strategies:

**Community Revitalization Strategy:** Serve low-income households, small businesses, and housing non-profit organizations, and provide commercial space through the following activities:

- A. Repair and renovate single family housing
- B. Build mixed income housing
- C. Support commercial development that leads to job creation
- D. Support neighborhood organizations \***
- E. Promote fair housing practices \***
- F. Promote historical preservation and renovation
- G. Ensure adequate infrastructure for revitalization
- H. Provide information to neighborhoods about City services \***

**Public Services Strategy:** Serve low-income households through the following activities:

- A. Increase access to quality childcare \***
- B. Support access to existing senior services \***
- C. Improve available services for youth \***
- D. Support access to adult basic education \***
- E. Provide job training for Housing Authority residents

\* These activities are described below. The other activities are either included in the Commercial Revitalization Section or the housing section.

Type of Community Development	Priority for Federal Funds	FY 2004-05 Goal	Funding Source	Total Expended	Actual Accomplishments
Public Services	High	34,544	CDBG	\$ 1,631,473	38,567

## Section 4: Community Development Accomplishments

### Public Services

**Project Name:**

Child Care Services



<b>IDIS#s:</b> 4307, 4329, 4332, 4333, 4339, 4345
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**Project Description:**

This project administered by Austin/Travis County Health and Human Services Department (HHSD), increases the supply and quality of childcare by providing services to children from low-income households residing in Austin. HHSD provides childcare vouchers to eligible families and provides training to childcare providers that serve low-income residents.

**Accomplishments:**

Child care was provided for 376 children from low income households. (Under 200% of federal poverty guidelines.) Approximately 55% were homeless and near-homeless children; 34% were children of teen parents, who were attending school; and 20% children were from working families. The program also anticipated reporting accomplishments of the parent education component of the program, however, only children are counted towards the goal of this activity. The project also provided parent education to 155 parents of the young children in care including information on the importance of good quality child-care; the importance of a positive relationship with their child's child care provider; and the requirements and responsibilities that parents assume when placing their child in care. This program served 376 children and 155 teen parents, but since the primary goal of the program is to provide child care, the accomplishment for FY 2004-05 for this program is 376 households.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Child Care Services	Child Care Services	High	CDBG	\$ 694,200	324	\$ 735,518	376
			TOTAL	\$ 694,200	324	\$ 735,518	376

**Project Name:**

Senior Services



<b>IDIS#s:</b> 4331
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**Project Description:**

The Senior Services project currently provides operating costs to Family Eldercare, a local nonprofit that helps prevent and protect elders from becoming victims of abuse, neglect, or exploitation. Persons served shall have a gross income that is no more than 80 percent of Austin's median family income, are 55 years of age and older and reside within the city limits of Austin. The Senior Services project operates a variety of community-based services and develops partnerships supporting older adults, people with disabilities and those who care for them. The agency advocates for older adults and people with disabilities so they may remain in their homes and communities. Through the Bill Payer Program, the agency assesses the clients needs linking them to needed resources and volunteer advocates. Through the Guardianship Program, the agency will recruit, train, support and match volunteers guardians to oversee the care of elders who have been declared legally incompetent in a court of law. The In-Home Care Program will recruit, screen, train, employ and supervise respite workers to provide in-home companionship and support to low-income elders. The Family Elder Shelter Program includes the provision of temporary housing in a furnished apartment as well as case management support needed in establishing a permanent housing plan. Emergency financial assistance and food bank services are also available.

## Section 4: Community Development Accomplishments

### Public Services

#### Accomplishments Senior Services (Continued):

The Senior Services project provided temporary shelter for 19 elders who were in a housing crisis; assisted 42 elders in or at risk of abusive, neglectful, or exploitative situations; assisted 118 elders to maintain their independence as a result of access to affordable in-home care services; and provided money management services to elders. A total of 210 low-income (Under 80% of median income) seniors, age 55 and over, were served in 2004-05.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Senior Services	Senior Services	High	CDBG	\$ 131,918	187	\$ 112,600	210
			TOTAL	\$ 131,918	187	\$ 112,600	210

#### Project Name:

Youth Support Services ▼

IDIS#: 4367

#### Project Description:

The Youth and Family Assessment Center (YFAC), through the wraparound approach ensures youth and their families' access to a variety of services and supports. This results in an environment where families increase their self-sufficiency and are able to create change that sustains beyond their involvement with the project. YFAC facilitates a family and youth's access to a particular services and designs interventions for the family that builds on their strengths and internal resources. Services may include clinical mentoring, counseling, educational supports, mental health services and enrichment.

#### Accomplishments:

The program estimated that 170 youth and families would receive holistic, wrap-around services, and at year-end there were 184 youth served. Services were received through three programs: Intensive Wraparound Supports, Supportive Services, and the School Readiness Camps. 100% of the 184 youth enrolled in the program reported family income was 200% of FPL. Of the 184 children enrolled 80% were found to be within the 0-30% income bracket. The project leveraged \$451,931 in community resources this fiscal year for the youth and their families. 73% of the leveraged support was in meeting basic needs, the rest in flexible supports.

The project expended \$250,494 this fiscal year for the youth and their families: 38% on Mental Health, 32% on Flexible Family Support, 9% on Enrichment Activities and Care Coordination, 8% on Basic Needs, 3% on Education, and 1% on Wraparound Supports. There is a high level of community collaboration that includes: the City and County governments, Austin ISD, Austin Travis County MHMR, and Communities In Schools. Each bring their own expertise, resources, and commitment to the project.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Youth Support Services	Youth Support Services	High	CDBG	\$ 230,200	170	\$ 361,138	184
			TOTAL	\$ 230,200	170	\$ 361,138	184

## Section 4: Community Development Accomplishments

### Public Services

**Project Name:**

English as a Second Language (ESL)



IDIS#: 4312

**Project Description:**

The purpose of the Adult Basic Education project is to provide English as Second Language services and Basic Education classes for achieving a GED. The program provides opportunities for students to better participate in both school and community decision-making, to improve literacy skills and English proficiency. With these skills, students are able to further their education and career goals.

**Accomplishments:**

The goal is to serve 600 students, of whom at least 306 (51%) will be CDBG eligible. City of Austin General Fund will enable the project to serve an additional 554 students. So, in FY 2004-05, this project will serve approximately 1,154 students. 600 students were provided English as a Second Language Services, under 80% of median income. An additional 606 students were served with City of Austin General Funds. The project served 1,154 students in Fiscal Year 2005.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
English as a Second Language (ESL)	English as a Second Language (ESL)	High	CDBG	\$ 50,000	600	\$ 50,000	600
			TOTAL	\$ 50,000	600	\$ 50,000	600

**Project Name:**

Neighborhood Support Services



IDIS#: 4315

**Project Description:**

The project assists in the creation of working partnerships in priority neighborhoods to improve the quality of life in the neighborhood and increase resident participation in neighborhood activities. Partnerships include various City departments, neighborhood associations, community-based organizations, and volunteers. Priority neighborhoods are those where census tract records reflect the majority of residents' income level at 80% or below the median income.

## Section 4: Community Development Accomplishments

### Public Services

#### Accomplishments Neighborhood Support Services (cont):

A total of 7,000 households benefited from the services provided under this program. This exceeded the department's goal of serving 3,500 households. The services coordinated by Neighborhood Housing and Community Development (NHCD) staff included: three newsletters developed and disseminated on behalf of three neighborhoods; four neighborhood cleanups; eight safety events; Neighborhood Watch Signs for two neighborhoods; planning for a neighborhood clean up in conjunction with the Raise the Roof event; one NeighborFest event; and collaborations with city departments and other organizations for community service events. Nine neighborhoods received services through this program. Staff worked with neighborhood and non-profit organizations to facilitate these different activities. The substantial increase in the number of people served was accomplished by the increased opportunities for communication activities. NHCD partnered with the Police Department to provide a community service project during United Way's Annual Day of Caring.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Neighborhood Support Services	Neighborhood Support Services	High	CDBG	\$ 80,000	3,500	\$ 18,014	7,000
			TOTAL	\$ 80,000	3,500	\$ 18,014	7,000

#### Project Name:

Tenants' Rights Assistance



IDIS#: 4306

#### Project Description:

The objectives of the project are:

Facilitate mediation services between landlords and low to moderate-income tenants, resulting in completing health and safety related repairs to rental units, which will help maintain reasonable habitability standards, provide direct counseling and technical assistance to low income renters regarding tenant/landlord issues, provide public education and information through workshops and public forums on landlord/tenant relationships and to educate renters on their rights as well as their responsibilities under the law, identify fair housing complaints that may be investigated by the Austin Tenants' Council. which may assist in resolving, reducing or minimizing discriminatory housing practices.

#### Accomplishments:

Austin Tenant's Council provided services to a total 784 clients during the contract year of October 1, 2004 through September 30, 2005. The organization exceeded its contract goal of 630 households served.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Tenants' Rights Assistance	Tenants' Rights Assistance	High	CDBG	\$ 278,870	630	\$ 274,938	784
			TOTAL	\$ 278,870	630	\$ 274,938	784



## Section 4: Community Development Accomplishments

### Public Services

**Project Name:**

Housing Information and Referral Services (HRIS)



IDIS#s: 4360

**Project Description:**

Austin's strong housing market has created an acute need to continue to improve access to information about available affordable housing. NHCD provides technical assistance and referrals regarding housing and social services providers by telephone and the NHCD Web Site. The proposed accomplishments for Housing Information and Referral for FY 2004-05 include a percent of the NHCD Web Page Views for housing.

**Accomplishments:**

The proposed accomplishments for HIRS for FY 2004/05 were 28,844 households assisted. This goal was based on the number of referrals by telephone through the Neighborhood Housing and Community Development Department. Fortunately, during the FY 2003-04, the department was able to expand the HIRS program through the internet by creating a Housing Information and Referral web page. In FY 2004-05 there were 3,061 telephone referrals, and the average number of housing related web views were 26,352 for the year, resulting in total accomplishments of 29,413 households served.

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended	Actual Accomplishments
Housing Information and Referral Services (HRIS)	Housing Information and Referral Services (HRIS)	High	CDBG	\$ 129,139	28,844	\$ 79,265	29,413
			TOTAL	\$ 129,139	28,844	\$ 79,265	29,413

## Section 4: Community Development Accomplishments

### Public Fac/Debt Service

**Project Name:**

Homeless Shelter, Debt Service ▼

IDIS#: 4419

**Project Description:**

The City secured a \$6 million HUD Section 108 Loan Guarantee to construct a homeless shelter, resource center, and health clinic in downtown Austin. The facility was constructed in late 2003 and early 2004 and opened for operation April 2004. Repayment of the Section 108 loan will be in the form of annual payments from current and future CDBG funds for a 20-year period ending in 2022.

**Accomplishments:**

NA

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended
Homeless Shelter, Debt Service	Homeless Shelter, Debt Service	High	CDBG	\$ 444,585	NA	\$ 430,612
Homeless Shelter, Debt Service	Homeless Shelter, Debt Service	High	PI CDBG	\$ 13,973		\$ 13,973
			TOTAL	\$ 458,558	NA	\$ 444,585

**Project Name:**

Millennium Youth Center - Debt Service ▼

IDIS#: 4420

**Project Description:**

The Millennium Youth Entertainment Center, located at 1156 Hargrave Street, has a bowling alley, a roller skating rink, a video arcade, a soft play area for small children, a food court, and a movie theater. The facility was completed and opened to the public in June 1999. To construct the facility the City secured a \$7.8 million Section 108 Loan Guarantee. Repayment of the Section 108 loan will be in the form of annual payments from current and future CDBG funds for a 20 year period ending in 2018.

**Accomplishments:**

NA

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended
Millennium Youth Center - Debt Service	Millennium Youth Center - Debt Service	High	CDBG	\$ 741,227	NA	\$ 741,226
			TOTAL	\$ 741,227	NA	\$ 741,226

## Section 4: Community Development Accomplishments

### Public Facilities/Debt Service

**Project Name:**

Public Facilities	▼
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<b>IDIS#s:</b>	4170, 4266
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**Project Description:**

Before Public Facilities was designated as a Low Priority for the Action Plan FY 2004-05, there was funding allocated towards three public facilities projects. These projects are multi-year projects, and the funding allocated in FY 2003-04 was expended in FY 2004-05.

- 1.) The Austin Resource Center for the Homeless (ARCH) opened on April 5, 2004. The ARCH has provided overnight shelter to about 100 men every night since its opening, and 1,356 people since its opening. Community organizations have moved into the building and are providing support services including legal assistance and case management. The health clinic in the ARCH is scheduled to be open for business by November 2005.
- 2.) Foundation Communities - \$150,000 to build a learning center in the Vintage Creek Apartment complex, which is housing for low-to moderate-income persons. The learning center will expand this agency's ability to provide social and educational services to residents and surrounding neighborhood. Construction is
- 3.) Southwest Key - \$367,108 to build a multi-purpose education and community center in the Govalle-Johnston Terrace neighborhood. Predevelopment work is underway. Anticipate construction to start in December 2005.
- 4.) American YouthWorks-\$500,000 to acquire and rehabilitate a Youth and Family Business Center. Construction was completed in September 2005.

**Accomplishments:**

Project	Activity	Con Plan Priority	Fund Source(s)	Action Plan Funding	Proposed Households to be Served	Expended
Public Facilities from FY 2003-04	Public Facilities from FY 2003-04	*High	CDBG	\$ 1,044,758	NA	\$ 587,980
Public Facilities from FY 2003-04	Public Facilities from FY 2003-04	*High	Section 108	\$ 957,395	NA	\$ -
			TOTAL	\$ 1,044,758	NA	\$ 587,980

\*This money was allocated in FY 2003-04, before the Con Plan Priority was changed to a Low Priority.



## APPENDICES



**APPENDIX I:** Demographic Reports

**APPENDIX II:** Requests for Letters of Consistency

**APPENDIX III:** Geographic Distribution of Expenditures

## **APPENDIX I:**

### Demographic Reports

**Beneficiary Demographics for Housing Programs  
FY 2004-05**

	0-30%	31-50%	51-80%	More than 80%	White	Black/African American	Asian	Amer. Indian/Alaskan Native	Native Hawaiian/Other Pacific islander	Amer. Indian/Alaskan Native & White	Asian & White	Black/African American & White	Am. Indian/Alaskan Native & Black/African Am.	Other Multi-Racial	White-Hispanic	Black-Hispanic	Female Head of Household	Elderly	Person w/ disability in Household	
Program	Median Family Income				Race										Ethnicity		Characteristics			Totals
<b>Federally Funded Program</b>																				
<b>Owner Occupied Housing</b>																				
Architectural Barrier Removal	210	84	54	-	245	102	1	-	-	-	-	-	-	-	189	-	1	283	63	348
Emergency Home Repair	479	96	41	-	314	301	1	-	-	-	-	-	-	-	225	-	440	346	2	616
Homeowner Rehab Program	3	-	4	-	5	2	-	-	-	-	-	-	-	-	4	-	3	1	2	7
Lead Hazard Control	18	26	11	-	45	10	-	-	-	-	-	-	-	-	35	-	24	5	3	55
<b>Subtotal</b>	<b>710</b>	<b>206</b>	<b>110</b>	<b>-</b>	<b>609</b>	<b>415</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>453</b>	<b>-</b>	<b>468</b>	<b>635</b>	<b>70</b>	<b>1,026</b>
<b>Homebuyer Services</b>																				
Down Payment Assistance	3	46	131	-	162	17	1	-	-	-	-	-	-	-	100	-	36	1	8	180
Acquisition and Development (Owner)	5	5	9	-	16	3	-	-	-	-	-	-	-	-	9	-	6	1	-	19
CHDO Capacity Building	-	7	8	-	13	2	-	-	-	-	-	-	-	-	11	-	-	-	-	15
Juniper/Olive	-	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	1	-	-	2
<b>Subtotal</b>	<b>8</b>	<b>60</b>	<b>148</b>	<b>-</b>	<b>193</b>	<b>22</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>120</b>	<b>-</b>	<b>43</b>	<b>2</b>	<b>8</b>	<b>216</b>
<b>Rental Housing Programs</b>																				
Architectural Barrier Removal (Rental)	111	23	7	-	99	40	2	-	-	-	-	-	-	-	44	-	1	65	76	141
Rental Housing Development Assistance	79	4	-	1	62	22	-	-	-	-	-	-	-	-	30	-	47	54	14	84
<b>Subtotal</b>	<b>190</b>	<b>27</b>	<b>7</b>	<b>1</b>	<b>161</b>	<b>62</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>74</b>	<b>-</b>	<b>48</b>	<b>119</b>	<b>90</b>	<b>225</b>
<b>Assisted Housing Programs</b>																				
Tenant-Based Rental Assistance	94	3	-	-	67	29	-	-	-	-	1	-	-	-	28	1	-	-	-	97
Rent, Mortgage, Utility Assistance	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Residential Support Services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
<b>Subtotal</b>	<b>94</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>67</b>	<b>29</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>28</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>97</b>
<b>Homeless/Emergency Shelter Programs</b>																				
Shelter Operation and Maintenance	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Essential Services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Subtotal, Federal Programs</b>	<b>1,002</b>	<b>296</b>	<b>67</b>	<b>-</b>	<b>1,030</b>	<b>528</b>	<b>5</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>675</b>	<b>1</b>	<b>559</b>	<b>756</b>	<b>168</b>	<b>1,564</b>
<b>Non-Federally Funded Program</b>																				
Acquisition and Development (Owner)	1	1	2	-	4	-	-	-	-	-	-	-	-	-	1	-	-	-	-	4
Materials Rebate	21	2	1	-	16	7	1	-	-	-	-	-	-	-	13	-	11	21	6	24
Rental Housing Development Assistance	55	3	-	1	20	39	-	-	-	-	-	-	-	-	10	-	32	55	-	59
<b>Subtotal</b>	<b>77</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>40</b>	<b>46</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24</b>	<b>-</b>	<b>43</b>	<b>76</b>	<b>6</b>	<b>87</b>
<b>TOTAL, ALL HOUSING PROGRAMS</b>	<b>1,079</b>	<b>302</b>	<b>70</b>	<b>1</b>	<b>1,070</b>	<b>574</b>	<b>6</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>699</b>	<b>1</b>	<b>602</b>	<b>832</b>	<b>174</b>	<b>1,651</b>
* Not Collected																				
<b>Percent of Total</b>	<b>65.4%</b>	<b>18.3%</b>	<b>4.2%</b>	<b>0.1%</b>	<b>64.8%</b>	<b>34.8%</b>	<b>0.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>42.3%</b>	<b>0.1%</b>	<b>36.5%</b>	<b>50.4%</b>	<b>10.5%</b>	

**Demographics for Community Development Programs  
FY 2004-05**

Program	0-30%	31-50%	51-80%	More than 80%	White	Black/African American	Asian	Amer. Indian / Alaskan Native	Native Hawaiian / Other Pacific islander	Amer. Indian / Alaskan Native & White	Asian & White	Black / African American & White	Am. Indian / Alaskan Native & Black / African Am.	Other Multi-Racial	White-Hispanic	Black-Hispanic	Female Head of Household	Elderly	Person w/ disability in Household	Totals
<b>NON Housing Programs</b>	<b>Median Family Income</b>				<b>Race</b>										<b>Ethnicity</b>	<b>Characteristics</b>				
<b>Small Business Development &amp; Commercial Revitalization</b>																				
Business Assistance Center	4	4	-	-	6	1	1	-	-	-	-	-	-	-	1	-	*	*	*	8
Community Development Bank	-	-	80	-	52	14	14	-	-	-	-	-	-	-	48	-	*	*	*	80
Microenterprise Tech. Assistance	-	-	258	-	146	96	8	8	-	-	-	-	-	-	48	-	*	*	*	258
Neighborhood Commercial Mgmt. Program	3	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	*	*	*	3
Small Minority Business Assistance	5	3	14	-	12	2	7	-	-	-	1	-	-	-	3	-	*	*	*	22
East 11th and 12th St.- Revitalization	<b>Demographics not required</b>																			
<b>Subtotal</b>	<b>12</b>	<b>7</b>	<b>352</b>	<b>-</b>	<b>216</b>	<b>116</b>	<b>30</b>	<b>8</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>371</b>
<b>Neighborhood Revitalization</b>																				
Child Care Services	334	19	23	-	223	125	20	1	-	1	-	-	-	6	98	-	-	-	-	376
English as a Second Language	461	139	-	-	15	1	38	6	540	-	-	-	-	-	-	-	-	-	-	600
Tenants' Rights Assistance	215	-	569	-	573	194	9	-	8	-	-	-	-	-	302	-	-	-	-	784
Housing Information Referral Services	19,294	5,345	4,774	-	19,118	7,353	1,471	-	-	-	-	-	-	1,471	9,559	-	-	-	-	29,413
Neighborhood Support Program	<b>Demographics not required</b>																			
Senior Services	39	171	-	-	181	28	1	-	-	-	-	-	-	-	-	-	-	-	-	210
Youth Support Services	-	-	184	-	125	51	-	8	-	-	-	-	-	-	109	-	-	-	-	184
<b>Subtotal</b>	<b>20,343</b>	<b>5,674</b>	<b>5,550</b>	<b>-</b>	<b>20,235</b>	<b>7,752</b>	<b>1,539</b>	<b>15</b>	<b>548</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,477</b>	<b>10,068</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>31,567</b>
<b>Public Facilities</b>																				
Homeless Shelter	Demographics not required																			
Child Care Center	Demographics not required																			
Millennium Youth Entertainment Complex	Demographics not required																			
<b>Subtotal</b>	<b>Demographics not required</b>				<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL, ALL NON-HOUSING PROGRAMS.....</b>	<b>20,355</b>	<b>5,681</b>	<b>5,902</b>	<b>-</b>	<b>20,451</b>	<b>7,868</b>	<b>1,569</b>	<b>23</b>	<b>548</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>1,477</b>	<b>10,168</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>31,938</b>

## **APPENDIX II:**

Requests for Letters of Consistency



**Requests for Letters for Consistency  
FY 2004-05**

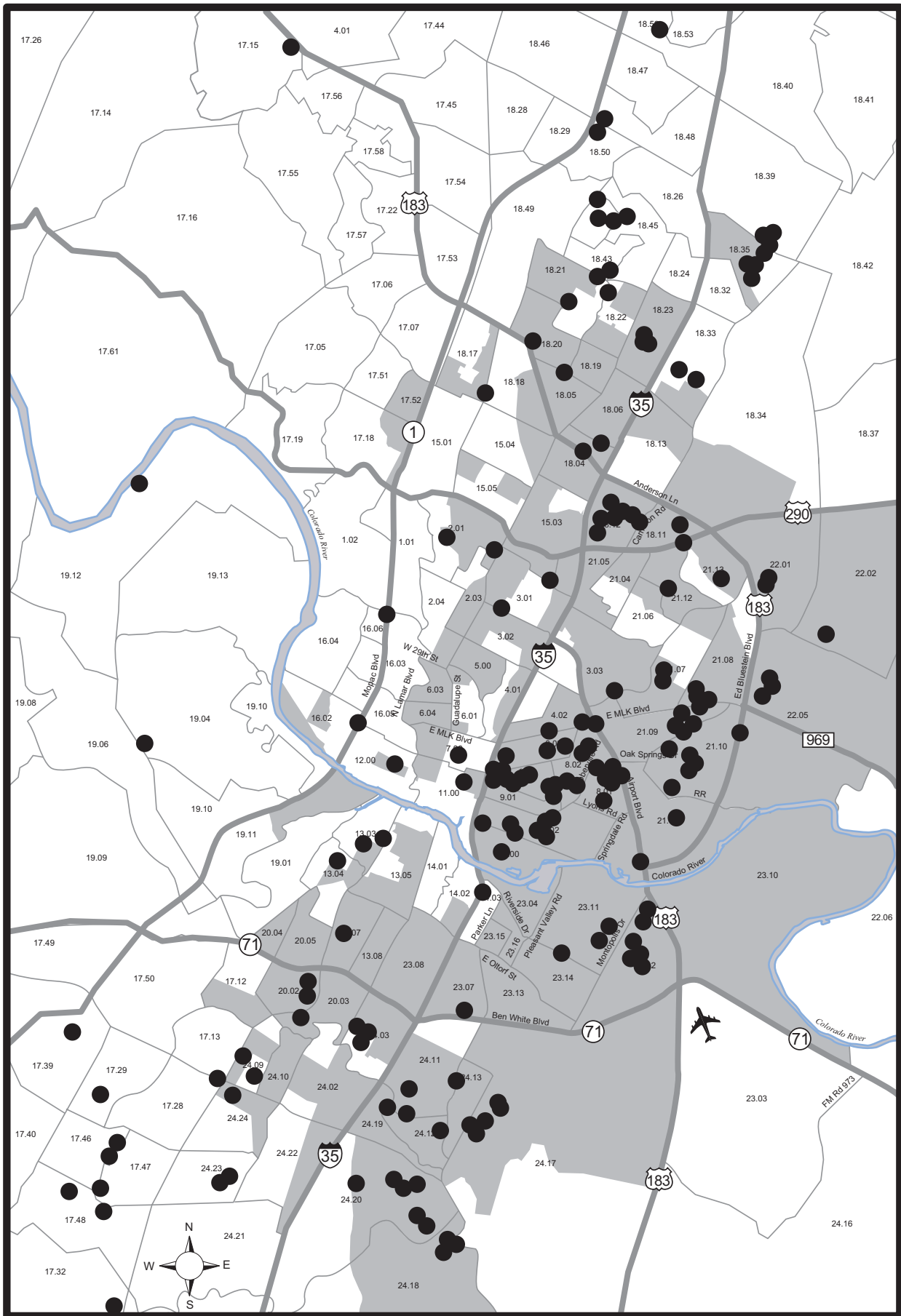
<b>Developer</b>	<b>Name</b>	<b>Project</b>	<b>Location</b>	<b>Letter/ Certificate of Consistency</b>	<b>S.M.A.R.T. Housing™ Certified</b>
1 Yager Lane Apartments, L.P.	R. Brent Stewart	Yager Lane Park Townhomes	305 E. Yager Lane	11/10/04	No
2 Parker Lane Seniors Apartments, L.P.	Sally Gaskin	Parker Lane Seniors Apartments	4000 Block of Parker Lane	12/27/04	Yes
3 A.T. South First-Slaughter L.P.	Greg Thorse	Southpark Apartments	S.E. corner of South 1st and Slaughter	12/27/04	Yes
4 Creative Choice Texas IV, Ltd.	Amay Inamdar	Villa Loyola Apartments	6200 Loyola Lane	1/3/05	No
5 American Affordable Housing, L.P.	Gene Watkins	Riverside Senior Pavilion	6010 East Riverside Drive	1/10/05	No
6 American Affordable Housing, L.P.	Gene Watkins	Friendswood Senior Pavilion	Friendswood Drive and Wheless Lane	2/10/05	No
7 American Affordable Housing, L.P.	Gene Watkins	Montopolis Senior Pavilion	2101 Montopolis Drive	2/10/05	No
8 Foundation Communities	Walter Moreau	Foundation Communities Single-Room Occupancy	7101 I-35 N	2/28/05	Yes
9 Diana McIver & Associates	Cassandra Ramirez	Puertas de Bronce	6000 Jaime Lane	4/18/05	No
10 Austin Tenants' Council	Kathy Stark	N/A	Austin, TX	5/13/05	No
11 Housing Authority of the City of Austin	James L. Hargrove	Public Housing Neighborhood Networks	Austin, TX	5/13/05	No
12 Housing Authority of the City of Austin	James L. Hargrove	Public Housing Family Self- Sufficiency (FSS)	Austin, TX	5/13/05	No
13 Housing Authority of the City of Austin	James L. Hargrove	ROSS/Resident Services Delivery Model	Austin, TX	5/13/05	No
14 Housing Authority of the City of Austin	James L. Hargrove	Housing Choice Voucher Family Self-Sufficiency (FSS)	Austin, TX	5/13/05	No
15 UHF Tuscany Villas Housing, L.P.	David Krukiel	Tuscany Villas	Northeast Corner of Samsund Blvd and Braker Ln	8/23/05	Yes
16 Foundation Communities	Jennifer Daughtrey	Crossroads Apartments	8801 McCann	9/29/05	No

## **APPENDIX III:**

### Geographic Distribution of Expenditures

# Location of CDBG and HOME Expenditures

■ Census Tracts where 50% or more of the population earn low to moderate incomes.



### INSET



Includes South Congress, South 1st Street and Montopolis Corridors

This map illustrates the Denver, Colorado area, highlighting the Colorado River and its tributaries. Major highways are shown, including I-70, I-25, I-76, I-80, I-90, and I-170. The map also displays various neighborhoods and landmarks, such as the Denver International Airport, the Colorado River, and the city of Denver. A compass rose and a scale bar are included for reference.

Source: 2000 Census



*The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended and does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Dolores Gonzalez is the City's ADA/Section 504 Coordinator. If you have any questions or complaints regarding your ADA/Section 504 rights, please call her at (512) 974-3256 (voice) or (512) 974-2445(TTY).*